



Board of Directors Meeting Minutes April 11, 2013

The April 11, 2013 Board Meeting of the Pleasant Hill Recreation & Park District Board of Directors was called to order by Board Chair Glover at 6:30 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, Donaghu, Bonato, Shess

ABSENT: Sterrett

STAFF PRESENT: Berggren, Lischeske, Miller, Bradley

PUBLIC COMMENT

Tim Ernst, resident of Pleasant Hill, spoke to the Board regarding the McFadden mediation agenda item. He commented that it was his understanding that the original contract for the building of the Senior Center and the Teen Center was approximately 10.4 million dollars. He said there was a \$900,000 claim, and the project manager was paid one million two hundred thousand or a little more to oversee the project. He continued by saying Board members, the project attorney, and the project manager met in a mediation session which resulted in a \$150,000 settlement.

TO CONSIDER LISTING AGREEMENT WITH RE/MAX TODAY FOR THE SELLING OF 249 GREGORY LANE (ACTION)

The Board of Directors declared the property at 249 Gregory Lane (The Little House) as surplus property at the February 28, 2013 regular Board Meeting. Following the government process in declaring the property surplus, the District has notified agencies that deal with low income and affordable housing. The General Manager reported that to date he has not received any interest in the property and their 60 day notification period will be concluded on May 4, 2013. In preparation for listing the property for sale, the General Manager contacted Don & Norma Flaskerud of RE/MAX Today. The Flaskerud's have looked at comparables in the area and estimated the value of the property to be around \$299,000. The General Manager is recommending hiring REMAX Today for the listing of the 249 Gregory Lane property.

Board Member Bonato asked about the condition of the house on the property and what work would need to be completed to make it more sellable. Bond Projects Facilities Coordinator Carrie Miller was present. She commented that the majority of the work would be fixing the cracking ceiling. Norma Flaskerud was present and commented that the building should be professionally painted to fix the cracking. She also commented that the cracking would need to be disclosed in the sale of the house.

Board Member Donaghu asked the Flaskeruds how many homes are currently for sale in Pleasant Hill. They stated that there are about 22 for sale.

Board Member Shess asked if the property is zoned purely residential. The Flaskeruds stated that it is.

Board Chair Glover asked if after the 60 day government process is completed, if the District will be going ahead with the sale. The General Manager stated that this would be the plan. Norma Flaskerud commented that it is good to place houses on the market when inventory is low.

Upon motion of Board Members Bonato & Donaghu, the Board approved listing the property of 249 Gregory Lane with RE/MAX Today to have the contract begin May 5, 2013.

TO SET A DATE FOR TOUR OF THE COMMUNITY CENTER

The tour date of the Community Center was set for before the April 25th regular Board Meeting.

UPDATES ON BOND PROJECTS

Mario Aeillo from the Dahlin Group displayed chair samples for the Community Center.

The General Manager made the following comments:

COMMUNITY CENTER

- He distributed the open change orders for the Community Center.

Board Member Bonato asked about the beam replacement at the Community Center. Miller explained that the beam was replaced at the cost of the contractor. The new beam is straighter and is a permanent fix.

The General Manager distributed an updated fundraising pledge list. Bonato asked if the pledges for the Community Center are being paid on time. The General Manager reported that no one is behind on their payments at this point. Bonato expressed concern regarding having enough money for the Community Center project.

PLEASANT OAKS PARK

- The General Manager reported that there are 6 confirmed bidders for this project.

Board Member Bonato asked for an update on the fence issue at Pleasant Oaks Park. The General Manager stated that there will be a report on the next agenda.

Board Chair Glover started the regular meeting at 7:24 p.m.

PUBLIC COMMENT

Tim Ernst, resident of Pleasant Hill, commented on the agenda item at the March 14th regular Board Meeting regarding changing auditors. He suggested that the new board members look into the history of changing auditors. He feels the board should be a lot more educated in the auditing area.

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

Ex-Officio Cassidy gave the following report.

- The CASTLE leadership conference will be held this weekend in San Jose.
- College Park is having a battle of the sexes this week.

- Members of the Teen Council volunteered at the District's EggCiting Egg Hunt which went very smoothly. College Park's Water Polo team did the face painting at the event.
- STAR testing will be in the middle of April.
- College Park High School received the distinguished school award.

CONSENT CALENDAR (ACTION)

a. TO APPROVE BILLS TO BE PAID

Upon motion of Board Members Donaghu & Bonato, the Board approved the Consent Calendar.

TO CONSIDER NOMINATIONS FOR SOROPTIMIST YOUTH RECOGNITION NIGHT (ACTION)

The annual Soroptimist Youth Recognition Night will be held at the new Teen Center on April 18, 2013. Staff is recommending the recognition of Ex-Officio Board Member Genesis Cassidy, and Teen Council Chair Helena Strand.

Upon motion of Board Members Donaghu & Shess, the Board approved the nominations of Genesis Cassidy and Helena Strand for the Soroptimist Youth Recognition Night.

TO CONSIDER RESOLUTION 2013-04-11 FOR NOMINATION OF SHERRY STERRETT TO THE BOARD OF DIRECTORS OF THE CALIFORNIA SPECIAL DISTRICTS ASSOCIATION (ACTION)

Board Member Sherry Sterrett has served for 16 years on the California Special Districts Association Board of Directors including one two year term as President. Part of the CSDA requirements to run for a Board seat is to submit a resolution from the member's District.

Upon motion of Board Members Bonato & Donaghu, the Board approved resolution 2013-04-11 for the nomination of Sherry Sterrett to the Board of Directors of the California Special Districts Association.

TO SET A MEETING DATE FOR THE PROGRAM COMMITTEE

This item was tabled until both Shess and Sterrett can be in attendance to confirm a date.

TO CONSIDER PROPOSAL TO PROVIDE 1972 ACT ASSESSMENT ENGINEERING SERVICES FOR VALLEY HIGH II, WOODSIDE HILLS I, & WOODSIDE HILLS III LANDSCAPING & LIGHTING DISTRICT (ACTION)

The General Manager reported that last year the Board approved the contract to combine Woodside Hills I & III Landscaping & Lighting Districts, and raise the assessment for Valley High II Landscaping & Lighting District. The District was not able to start the contract last year with Willdan Financial Services due to timing. The consultant who the District worked with on this project is now with a new company Raftelis Financial Consultants Inc. who the District will be working with for the new contract.

The General Manager stated that he is recommending the approval of the proposal from Raftelis Financial Consultants, Inc. to work with the District in combining Woodside Hills I & III and to raise the assessment for Valley High II.

Board Member Bonato asked how this change in the Lighting & Landscaping Districts will be presented to the home owners within these Districts. The General Manger stated he will be having meetings with the people involved. She also asked who would draft up the informational materials to be given to the home owners involved. The General Manager said it would be a combined effort between the District and the Raftelis group. Board Member Shess requested that the Board see the printed piece before it is distributed to the home owners.

Upon motion of Board Members Bonato & Donaghu, the Board approved to provide 1972 Act Assessment Engineering Services for the assessment increase for Valley High II and the combination and assessment adjustment for Woodside Hills I & III Landscaping and Lighting Districts not to exceed \$15,000.

BOARD ANNOUNCEMENTS AND REQUESTS TO STAFF

Donaghu made the following announcements/questions:

- He attended the Pleasant Hill Chamber Meeting. The Chamber is discussing hiring a membership director. Chris Thomas has accepted the position for President next year.
- He will not be at the Rodgers Ranch meeting on April 16th.

Bonato made the following announcements/questions:

- She attended the plant expo at Rodgers Ranch. The Rodgers Ranch group figured about 1000 participants came to the event. She commented that it was a very successful event and that all the vendors have committed to return next year. She thanked Park Supervisor Tom Bradley for his involvement in the event.
- She volunteered to meet with Adam Nilsen regarding the Old School House and the Rodgers Ranch sites. They have made arrangements for further discussions and she will report back to the Board at a future meeting about their discussion.

Glover made the following announcements/questions:

- Attended the event hosted by Susan Bonilla at Back Forty BBQ.

STAFF ANNOUNCEMENTS

The General Manager made the following announcements:

- May 13th, June 10th, and June 24th are potential dates for the joint meeting with the City of Pleasant Hill.
- The California Special Districts Association quarterly meeting is this Monday.
- He distributed the part time hourly pay scale for the custodians. Board Member Donaghu complimented custodians Matt and Jason for their hard work at the rental Donaghu had at the Senior Center.
- He distributed the CAPRI recommendations and report from their annual site visit.
- He distributed the March Teen Center enrollment report.
- Next Friday is the concert to benefit the Teen Center.

ADJOURNMENT

Board Chair Glover adjourned the meeting at 8:11 p.m.

Robert B. Berggren, Clerk of the Board