Board of Directors Meeting Minutes
August 22, 2012

The August 22, 2012 Board Meeting of the Pleasant Hill Recreation & Park District Board of Directors was called to order by Board Chair Donaghu at 6:06 p.m. in the Conference Room at the Administration Office. Donaghu announced that the Board met in closed session but no action was taken.

PLEDGE OF ALLEGIANCE
Board Chair Donaghu led the Pledge of Allegiance.

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

STAFF PRESENT: Berggren, Lischeske, Miller, Spatz, Luke, Hunn, Blair

PUBLIC COMMENT
No public comment.

TO CONSIDER APPROVAL OF PLEASANT OAKS PARK PLAN (ACTION)

Landscape Architect Phil Abey was present to present a summary of the plans for Pleasant Oaks Park. Abey indicated that if the Board approves the plans tonight, the plans will be submitted to the City of Pleasant Hill by August 23, 2012. He said the ground breaking will be between June and October of next year.

Bonato asked what the City is requiring for the project. Abey explained that they are requiring an eight foot solid fence along the property line.

John Berke and Barbara Berman, residents of Pleasant Hill spoke. They live in the area and are concerned about losing their view of Mt. Diablo, and losing access to Pleasant Oaks Park. They did not see the need for building fences.

The General Manager commented on the fact that the District is not in the fence business. The District is working hard with the City of Pleasant Hill regarding the Environmental Impact Report requirements for the fencing. The District is hoping to have alternatives to the fencing issue.

Tyler Watson, resident of Pleasant Hill, spoke regarding his concerns about the fencing requirements, and the possible reduction of his view. He also expressed concerns about the leveling of the hill for field space.

Julie Sweet, resident of Pleasant Hill, spoke regarding her concern about the leveling of the hill for more field space and the removal of the trees. The new field will back up to her house and she is also concerned about vandalism. She does not mind the new fence, but is hoping to have access so her kids are able to walk to school.

Curt Svenpladsen, resident of Pleasant Hill, spoke regarding his disappointment that the park is becoming such a large sports park. He is worried about parking, and has concerns about the

storage area. Landscape Architect Phil Abey explained that the storage area may not happen due to budget constraints.

Harold Helm, resident of Pleasant Hill, spoke about the fencing. He felt that what is being proposed is appropriate for a freeway, not for a park. He also asked if the walkway could be serpentine instead of straight. Abey explained that the walkway does bend a bit.

Mike Mullane, resident of Pleasant Hill and a member of the Pleasant Hill Baseball Association Board, spoke wanting to offer an adjustment to the current Pleasant Oak Park plans; specifically the location of the batting cages. PHBA will be working with the District on the maintenance of the fields and would like a place to store their equipment. They would like to propose using the batting cage area as an alternative storage area and have it designed much like the Snack Shack building.

Bonato asked about the dimensions of the building. Mullane explained that it would be 16ft X 80ft. He submitted a diagram to the board showing what the new design might look like.

The General Manager stated that he appreciated the Pleasant Hill Baseball Association working with the District on this project and also looking at ways to help the District maintain the park. He felt the study session that was held Monday night with PHBA and the Pleasant Hill Martinez Soccer Association was a really good meeting. The General Manager is hoping that the Board will approve the conceptual plan tonight.

Glover felt that the biggest issue is working with the neighbors on their concerns about the park plans. Glover brought up the tree removal issue and explained that the plan is to replace the trees taken out with new ones. Glover understands the concerns about leveling the hill to make more field space, but thinks the new amenities to the park are going to be big assets. Glover feels the park will become more of a passive park and encourages neighbors to continue to come to the Board if they see issues within the park. Glover is excited about the project but realizes that there are concerns to be worked out.

Bonato asked how the removal of the mound will affect the neighbors view. Abey explained that the removal of the mound will not impact the neighbor's view of Mt. Diablo. Bonato expressed concern that the City will expect the neighbors to appeal the fence. She would like the District to work with the City on this issue. Abey explained that when the District does go to the City they would like representation from the neighbors; he felt it would have more of an impact if they were there. Bonato was not sure about her feelings on the PHBA proposal. She would like Story Poles so that she could see what the proposed building would look like. Bonato noted the utilitarian look of the existing building and would like to see any suggestions for a further building in the Park include addressing the look of the first one.

Shepard stated that the Pleasant Oaks Park was purchased when she first became a Board member, and at that time it was explained that the mound had to be removed.

Sterrett stated that the proposed plan is very close to the original master plan that was done for this park. She asked about the cost of the Merry Go Round apparatus shown in the plans. Abey said he would get her the figures. Sterrett felt it was important to move on this item tonight so that it may go to the planning commission on the 25th.

The General Manger received a letter from Mac Mace who could not attend the meeting tonight, but wanted the Board to know his concerns regarding the property line of the plans, and concerned about a neighbor next door who has access to the back of the park.

Bonato confirmed that the total budget for the plans for this park is 4.3 million.

Shepard asked about having the maintenance yard as an add alternate to the project. Abey explained that this area would be open area.
Upon motion of Board Members Glover & Sterrett, the Board approved the plans for Pleasant Oaks Park with an addition that the Recreation and Park District will address the fence issue with the City and continue to work with the Pleasant Hill Baseball Association on future changes or additions.

The Board thanked Phil Abey and the public for attending the meeting.

TO CONSIDER AWARDING BID FOR FURNITURE AT THE SENIOR CENTER (ACTION)

The General Manager reviewed the Expense and Revenue summary sheet for the Senior Center furniture. The General Manager will be updating this report monthly and including it in the Board packets. The revenue collected by the fundraising efforts for the Senior Center as of August 15, 2012 is $259,526. Pledges committed include an additional $13,700. The General Manager recommended that the District secure a CSDA loan in the amount of $500,000 to make up the difference needed to purchase the furniture for the Senior Center. This loan would be paid back at $64,000 per year over 10 years.

Glover questioned the interest rate on the loan and if the goal would be to pay it off sooner than the 10 years. Accounting Supervisor Mark Blair explained that would be the goal and that there are no penalties for paying off the loan early.

Sterrett would like to look at everything in more detail including the possibility of selling the Little House before taking out a loan. The General Manager explained that due to timing constraints, the District can not wait to look into other monetary avenues.

Bonato felt that there has been a reallocation of the donated funds among the bond projects and she is concerned that by borrowing money the District will be impacting our future budget. She feels the District should spend the money we have now and not borrow. She might be interested in a lesser loan amount. She is troubled by the allocation of money as there is still FF&E money needed for the Community Center.

Shepard does not like the idea of the loan because she feels it may put an end to the fundraising efforts.

Glover did not want to short change the Community Center, and was very pleased to hear that would not happen. Glover does not like borrowing money either, but based on the revenue/expense summary report showing $541,088 that still is needed for all the buildings,(i.e., in addition to obtaining a bank loan and selling the Little House), he likes the idea of exploring the CSDA loan so the District can complete everything for the new buildings.

Upon motion of Board Members Sterrett & Glover, the majority of the Board approved awarding the furniture bid in the amount of $310,661 for the Senior Center. Board members Bonato and Shepard voted against the motion.

TO CONSIDER DEDUCTIVE ALTERNATIVES FOR THE COMMUNITY CENTER (ACTION)

Project Manager Ron Johnson was present to discuss the deductive alternatives for the Community Center. The two deductive alternatives in question are converting the Dance Studio and the Masonry

Wall. Johnson is recommending that both the deductive alternates be reinstated into the bid package in the amount of $62,000.

Since the Board had previously decided that the Masonry Wall should be reinstated into the bid package, most of the discussion was concerning the Dance Studio conversion. Johnson is recommending adding this alternative back in based on the costs of re-design fees, Fire District fees and Building Department fees. Once all these costs are factored in Johnson feels that it would be more profitable to the District for the Dance Studio to be divided into two rooms. He said the proposed partition could be eliminated at a future date thus reducing the net costs.

Upon motion of Board Members Glover & Shepard, the Board approved to delete deductive alternates #1 & #6 from the contract with DL Falk construction and reinstate the original scope of work to the Community Center project.

TO CONSIDER AWARDING SIGNAGE BID FOR THE SENIOR CENTER AND TEEN CENTER TO SECOND BIDDER ELLIS & ELLIS IN THE AMOUNT OF $81,000 (ACTION)

The General Manager reported that the low bidder Vomar Products has withdrawn their bid for these projects. The District is in pursuit of their bid bond. If successful, the amount recovered by the District from the bonding company would equal 10% of Vomar's original bid. The second lowest responsive and responsible bidder was Ellis & Ellis in the amount of $81,000. This is a $22,000 increase over the original bid. The District has had good reports from the GNU Group regarding Ellis & Ellis and they have worked with them on a number of projects.

Donaghu asked about the timing needed to have the signs done. Project Manager Ron Johnson explained that it is important to take action on this right away so that the signage is completed by the opening of the buildings.

Sterrett asked how the Monument Sign could be completed for the Senior Center when there has been no decision on the name. Johnson explained that it is mainly the structure of the sign at this point in time.

Bonato asked why the General Manager is recommending putting the funding for this in the Bond budget. The General Manager responded that by doing so, it would mean less money to fund raise for.

In general it was felt by the Board that the money should come out of District funds.

Upon motion of Board Members Bonato & Glover, the Board approved awarding the Signage Contract for the Senior Center and Teen Center to the second bidder Ellis & Ellis in the amount of $81,000, with the amount based on the Schedule of Values for the Teen Center to be considered to be paid for out of the District Funds.

UPDATES ON BOND PROJECTS

- **SENIOR CENTER**
- **TEEN CENTER**
- **COMMUNITY CENTER**
- **PLEASANT OAKS PARK**

The General Manager made the following comments:

- The Substantial Completion of the Teen Center is scheduled for September 9, 2012. Donaghu commented that based on the pictures it is looking like things are pretty close to being completed. Bonato asked if there were any additional needs for the Teen Center at this time. The General Manager commented that most items have been ordered.

- Encouraged the Board members to drive by the Community Center site so that they can see the progress.

Board Chair Donaghu started the regular board meeting at 9:32 p.m.

PUBLIC COMMENT

None

CONSENT CALENDAR (ACTION)
A. TO APPROVE BILLS TO BE PAID
B. TO APPROVE MINUTES OF DECEMBER 21, 2011, AND JULY 11, 2012

Upon motion of Board Members Glover & Bonato, the Board approved the Consent Calendar and tabled the July 11, 2012 minutes.

REPORT FROM TREADLES TO THREADS

Treadles to Threads representative Reba Siero, along with two other members were present to give a report on their organization. Highlights included:
- They hold their meetings August through May. They meet the last Wednesday of the month.
- 2 out of their 32 members reside in the Park District, but they do several events in Pleasant Hill throughout the year including one at Strandwood Elementary in February and the Rodgers Ranch Day Camp in the summer.
- Go to Forest Home Farm in San Ramon to help with the sheep shearing.
- Many of the members are also weavers and like to get the point across to the kids about getting back to their roots.

The Board thanked the representatives from the Treadles to Threads group for attending the meeting and giving their report.

TO CONFIRM UPCOMING DATES FOR BOARD MEETINGS
A. STUDY SESSIONS
B. BOARD TOUR OF SENIOR CENTER AND TEEN CENTER

The General Manager announced that the next Board Study Session will be September 10, 2012 at 5:00 p.m. and the agenda topic will be fundraising. He would like to schedule the Board tour of the Senior Center and Teen Center buildings on September 10, 2012 at 4:00 p.m.

BOARD ANNOUNCEMENTS AND REQUESTS TO STAFF

Sterrett made the following announcements/questions:
- She wanted to thank the staff for generating the e-mail about looking for the Spotlight in the mail.
- Tuesday August 14th she attended the Senior Center Club meeting. She reported that the Senior Center's membership is ahead of where they were last year. The name of the Senior

Center was the hot topic at the meeting. She felt in general the meeting went very well and she is encouraging all the Board members who may be eligible to join the Senior Center.
- She brought an article about Box Hockey and is hoping maybe this could be looked at as an activity at the Teen Center.

Bonato made the following announcements/questions:
- Wanted to make sure staff was aware of the exhibit case at the Pleasant Hill Library. The General Manager commented that Senior Center Supervisor Kendra Luke was already scheduled to use it for announcing the opening of the Senior Center.
- Met Patrick Campbell who is on the Diablo Symphony Orchestra Board and would be very interested in playing at the Senior Center grand opening with his five piece jazz band.
- She brought up the City Council report regarding the Walnut Creek Watershed Council. She thought this might be something the District could be involved with in the future. Maybe in the area of educational programs.
- She had seen the article in the paper regarding the acquiring of Sick & Vacation leave and she wondered if this is an issue with our employees. The General Manager explained how the District's benefit system for employee's works and that accrual of sick time is not an issue.
- She and Board member Glover are looking into the ERAF issue. She does not think based on current legislative issues it would be a good time to pursue an ERAF.
- She feels that there could be a dual name for the Senior Center, so that it can encompass everyone who might utilize the facility.
- She would like to have the new bus available for viewing at an upcoming meeting.

Donaghu made the following announcements/questions:
- Attended the last Chamber Board meeting. It looks like they are in the process of hiring someone full-time in their office. The Chamber is considering the "Party in the Park" a Chamber Mixer. The Chamber will not be charging for their mixers anymore.
- He attended the Chamber Board Meeting last week. The marketing tool "Patch" was discussed at the meeting. He said that it could be another platform for the District to use for our marketing.

ADJOURNMENT

Board Chair Donaghu adjourned the meeting at 10:28 p.m.

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Robert B. Berggren, Clerk of the Board