

MINUTES

Regular Meeting of the Board of Directors
Cameron Park Community Services District
2650 Cameron Park Drive, Suite 170, Cameron Park, California
7:00 p.m., Wednesday, August 25, 2004
DAVID JOHNSON, President
ALAN CLARKE, Vice President
Directors KEN CATER, DALE GERGER, and PAUL RYAN

CALL TO ORDER: The meeting was called to order by President Johnson at 7:00 p.m. followed by the Pledge of Allegiance.

ROLL CALL: Present: President Johnson, Directors Clarke, Cater, Gerger, and Ryan
Absent: None

APPROVAL OF AGENDA: Motion was made by Director Ryan to approve the Agenda; seconded by Director Gerger. Motion passed 5-0.

MOMENT OF RECOGNITION: Director Clarke recognized Judy Pickett, a resident of Cameron Park and two-time breast cancer survivor. On May 8, 2004, Ms. Pickett ran her 100th race to benefit breast cancer research.

OPEN FORUM: John O'Keefe, a resident of the Cameron Park Mobile Home Park, asked for support from the CSD in an appeal he made to the El Dorado County Planning Commission regarding construction of an apartment building adjacent to the rear property line of the mobile home park. Mr. O'Keefe provided photos of the boundary area, which has a 10-foot setback from the mobile home park. He stated that until a new General Plan is adopted, he thought that the Cameron Park CSD should govern zoning and certain building restrictions, and felt that if the apartment project goes forward, a six to seven foot concrete wall along the boundary might mitigate problems. He explained the concrete wall would provide privacy, stop headlight glare, provide flood control, reduce exposure to auto exhaust fumes, provide protection from out-of-control cars, would constitute a noise barrier, and would discourage trash dumping and criminal activity. Mr. O'Keefe stated that his appeal will be heard at a Planning Commission hearing scheduled for September 9, 2004 at 9:00 a.m. in Building C.

President Johnson asked for comments from the Board. Director Cater explained that the Cameron Park Design Review Committee is a County committee, appointed by the Board of Supervisors. He stated that the CSD does not have a voice in zoning issues and it is up to the Board of Supervisors and Planning Commission to review zoning matters. Tammy Mefford suggested that after she goes through the specific information from the Design Review Committee, she and Michelle Place will determine if it is appropriate to participate in Mr. O'Keefe's appeal.

Howard Casten, a resident of Cameron Park, stated that the CSD, as a representative of the people, should provide support and assistance to Mr. O'Keefe as this is a community concern. He thought the CSD could be effective in obtaining information that Mr. O'Keefe could not get.

President Johnson reiterated Director Cater's comments. He stated that the Board of Supervisors and Planning Commission have the authority, not the CSD, but that the CSD is not precluded from commenting.

The Board suggested that the General Manager review the packet from the Design Review Committee and meet with Mr. O'Keefe prior to the hearing date.

Director Clarke stated that the CSD could not take a position on this issue at tonight's meeting since the item is not on the agenda. President Johnson stated that the Brown Act precludes the Board from acting on something that is not on the agenda.

Public Question: What does the Board do? President Johnson asked Director Cater to answer the question. Director Cater stated that the Board works with Fire/Emergency Services, Parks, Recreation, CC&Rs, and Lighting and Landscaping Districts.

President Johnson asked if there were further items to be discussed. There were none.

CONSENT CALENDAR: Director Clarke proposed adding the following items to Consent Calendar: Item 12A – CC&R, Item 12C – Budget/Finance (to be covered under Item 8), Item 12F - Cameron Park Fire Safe Council, Item 12G – NCS DIA, and Item 12H - Community Center Research (to be covered under Item 9).

Motion was made by Director Clarke to approve the Consent Calendar as changed. It was seconded by Director Ryan. Motion passed 5-0.

DEPARTMENT MATTERS:

5. **Public Hearing – LLAD Annual Assessments for 2004-2005:** President Johnson read each of the units and asked for public comment. There were none. President Johnson asked for Board comments. There were none.

Motion was made by Director Cater to adopt Resolutions 2004-07 through 2004-23 inclusive. The motion was seconded by Director Ryan. President Johnson asked to have the Board polled. **David Johnson: yes. Alan Clarke: yes. Paul Ryan: yes. Dale Gerger: yes. Ken Cater: yes.**

6. **Weed Abatement:** President Johnson asked staff if the property owners of the affected properties had received proper notice. Audrey Paye stated that they had received a letter and mentioned that one property had been cleared – 2564 Cambridge Road. Director Gerger asked if the property owners had signed receipt of the letter and if any letters had been returned. Ms. Paye stated that the letters were sent in regular mail, not certified, with some owners receiving multiple notices. She explained that after the properties are declared a public nuisance, certified letters would be sent to the property owners next week.

President Johnson asked for further Board comments and public comment. There were none.

Motion was made by Director Clarke to approve Resolution 2004-24, with an amendment to remove 2564 Cambridge from the list; seconded by Director Gerger. Motion passed 5-0.

7. **El Dorado Disposal Services Proposal:** Director Gerger stated that the blue recycling tubs will be replaced with a 64-gallon or 96-gallon cart and will be picked up every other week. He mentioned that green waste will need to be bagged or bundled and picked up on alternate weeks from recycling. Director Gerger reported that the County is satisfied that this proposal will increase recycling in Cameron Park. He also stated that this proposal was the best deal with everyone.

Alex Oseguera, Vice President of Waste Management, gave a brief presentation to the Board. He explained that the number of recycling items has increased significantly to include paper, bottles, cardboard, aluminum, plastics, and bottle caps. Residents can also order two recycling containers at no additional cost. He stated that residents can choose to continue to use their 96-gallon trash container or opt for a 64-gallon trash container. He said there will be a senior discount of 10% and extra assistance to disabled persons at no additional charge. Mr. Oseguera stated there will be an education program including newsletters, brochures, and public workshops, a starter kit explaining the procedures, and a calendar showing pick-up dates. He mentioned that the customer notices will be mailed by mid-September and containers by mid-October.

Public Question: Will the green waste need to go in containers? Mr. Oseguera explained that the green waste will only need to be in bags or bundles and weigh 50 pounds or less.

Public Question: Could you use the same container for green waste and recyclables since they are picked up on alternate weeks? Director Gerger stated that the resident would already have other recyclables or green waste in the container since it will be a two-week period. Mr. Oseguera mentioned that Waste Management will mail a survey to the residents after six months to review the new process.

President Johnson asked for further questions. There were none.

Motion was made by Director Clarke to approve the Waste Management proposal dated August 6, 2004 and forward it to the County. Seconded by Director Gerger. Director Cater acknowledged Directors Gerger and Clarke for their ongoing efforts. **Motion passed 5-0.**

8. **2004-2005 Budget:** Director Clarke stated that there was a 25 percent reduction in monies due to the ERAF for Parks and Recreation, but that amount was reduced to 10 percent in June. He complimented Director Ryan, and Michelle Place and Tammy Mefford for their work in keeping on top of expenses.

Ms. Place reported that the ERAF shift of 10 percent of our Parks and Recreation property tax revenue will be in effect for the next two years.

She explained that the revenue projection of \$5.1 million is significantly up from fiscal year 2003-2004, largely due to an additional \$1.5 million in revenue for the Fire Department. Director Cater asked why the dramatic increase. Chief Silva explained that the total revenue represents property taxes, grants, and expenditures of development fees. Ms. Place stated that the total revenue projection also included insurance reimbursements for the fire station rebuild.

Ms. Place presented the graph of property tax revenue and explained that the revenue from property taxes steadily increased over the last four years by 5 to 9 percent from one year to the next. She stated that this year's projection is relatively flat compared to 2003-2004, due to a conservative 2 percent increase in property tax revenue and 10 percent shift to the state. She also explained that the total property tax revenue is \$2.4 million; the remaining revenue of \$2.7 million comes from grant funds, insurance reimbursements, special assessments, and recreation fees.

Ms. Place stated that approximately \$173,000 in expenses was cut out of the Parks, Recreation, and Administration budgets. She explained that the increase in total expenses for the CSD is attributed to the Fire Department but these expenses are directly offset by revenue coming in.

Ms. Place explained that the CSD's General Fund balance did fairly well in fiscal year 2003-2004. She stated that the Fire Department added \$259,000 to their fund balance last year but is projecting to reduce it by roughly the same amount during this fiscal year. Ms. Place explained that the Parks, Recreation, and Administration departments needed a total of \$24,500 from the General Fund last fiscal year but is expected to add about \$58,000 in 2004-2005, largely due to the planned cost reductions.

Ms. Place mentioned that the staff had looked into alternative revenue sources such as grants. She stated that Chief Silva already had four different grants for the Fire Department and the Parks Department will be utilizing a grant from the state to fund many of the major park projects this fiscal year. She also explained that each of the recreation programs was evaluated for profitability and overall demand.

Ms. Place stated the 2004-2005 Budget reflects several things: a significant reduction in expenditures in the Parks, Recreation, and Administration departments; an increase in revenue despite the ERAF shift; and a plan to improve the quality of our services, parks, and recreation programs.

President Johnson asked for questions from the Board. There were none. He asked for public comment. There were none.

Motion was made by Director Clarke to approve the 2004-2005 Budget; seconded by Director Ryan. Motion passed 5-0.

9. **Community Center:** Yvette Ashlock gave a presentation on behalf of the Citizens for a Cameron Park Community Center. She explained that the El Dorado County Board of Supervisors had allocated \$1 million in Community Enhancement Funds for the development and construction of a community center in Cameron Park. She stated that the Board of Supervisors had released \$100,000 of those funds in June 2004 to pay for the development of a conceptual design. Ms. Ashlock explained that WLC Architects in Folsom, partnered with Carlton Engineering in Shingle Springs, was contracted to develop the design for the center which included three community design workshops. She explained that the purpose of the workshops was to engage the community and get feedback from residents on what the community center should look like. She stated that the model is the result of those workshops. Ms. Ashlock described the various features of the center: central entry point with a lobby and a reception area, CSD offices, a very large theatre/assembly hall with dressing rooms and seating for 585 people, dance and aerobic rooms, a full kitchen along the side of the assembly hall which can serve senior meals, a bridge to a gazebo, picnic areas, a circular drop-off point, a large gymnasium with two full-size basketball courts, a youth activity center/teen center, and meeting rooms/classrooms. She explained that behind the central point of entry is the aquatic center consisting of a 25-yard by 25-meter competition pool complete with diving boards and a shaded bleacher section, an area for swimming lessons, a recreational area with a play structure, and wet slide area with a receiving pool at the base of it. She stated that there will also be locker rooms, a lifeguard office, and concession stand.

Ms. Ashlock stated that the cost for this design is \$8.5 million which equates to an annual tax assessment of \$29 per \$100,000 of assessed property value. She explained that the total projected annual revenue is \$798,000 with projected total expenses of \$786,000, resulting in a replacement reserve for the first year of just over \$12,000. She stated that these figures were based on comparable facilities and programs in Folsom, El Dorado Hills, and Roseville.

Ms. Ashlock explained that the Phase I design includes the assembly hall without the stage, dance rooms that can also be used as classrooms and meeting rooms, and a shell of a kitchen. She stated that Phase I would cost \$1.5 million to build and would utilize the remaining \$900,000 in Community Enhancement Funds from the County. She explained that the Committee is requesting the CSD Board of Directors to approve Resolution 2004-25, which calls for an election in March 2005 for a General Obligation Bond in the amount of \$8.5 million, and sets the public hearing date for September 15, 2004. In addition, she requested that the Directors authorize the allocation of impact funds that are currently available to the CSD to help fund the construction of Phase I.

President Johnson opened discussion for public comments.

Judy Brantner asked if the amount needed for the first phase would be an additional \$600,000 from the CSD. Ms. Ashlock stated that that was correct and that there were funds available in the existing impact fund account to cover that expense.

Ms. Brantner asked if the impact fund was a federal fund. Director Clarke stated yes, but that it had to be used for specific things.

Jack O’Camb asked what would happen if Phase I is built but the ballot initiative does not pass. Ms. Ashlock stated that costs would shift from renting other facilities now to a maintenance type of arrangement. Ms. Place stated staff is researching other revenue-generating opportunities for Phase I.

Mr. O’Camb stated he is concerned, from past experience with the library and skateboard park, that funds will not be available to operate the community center after it is built. Director Gerger stated that the CSD has no control over the library but would definitely control the community center.

Ms. Ashlock stated that she felt the money would be there, the center would have revenue potential, and that activities that could be offered through the center would offset the cost to operate a pool.

Public Question: Have sponsorships been looked into? Ms. Place stated that the committee would be looking into different opportunities. She explained that the YMCA, for example, is interested in some type of partnership.

Public Question: Wouldn’t the teen center and the senior meals and programs be an expense rather than revenue? How do you get money from that? Ms. Ashlock explained that community centers generally charge nominal fees for such services.

Public Question: Would there be free activities for the teens? Ms. Place explained that other teen programs in the area charge for an after-school program and summer program where the teens can attend for six-weeks during the summer.

Dan Carolan, a member of the Citizens Committee, commented that there are hundreds of people at Lembe Park in Folsom, and they charge a \$4 admission fee. He felt that a lot of people would come from Shingle Springs and elsewhere to use our facility.

President Johnson closed public comment.

Motion was made by Director Clarke to adopt Resolution 2004-25 by polling of the Board; seconded by Director Gerger.

Director Cater stated he wanted to clarify the comments made about the Cameron Park Library and skate park. He said the library has shuffled their hours to meet the needs of the community. They have not reduced or curtailed their hours with the exception of the furloughs of the employees. He said when the skate park was constructed, it was constructed without a notion of having staffing. However, because of problems, there was staffing. That was abandoned some time ago. Director Cater further explained that the hours of the skate park are the same as Cameron Park Lake.

Director Gerger commended the committee for their thoroughness and hard work. Director Clarke also wanted to commend Yvette Ashlock, Cathy Hughes, Dan Carolan, Bill Randall, Irene Arnold, Shirley DeMatto, Charlotte, and Michelle Place. **The Board was polled. David Johnson: yes. Alan Clarke: yes. Paul Ryan: yes. Dale Gerger: yes. Ken Cater: yes. Motion passed 5-0.**

A separate motion was made by Director Clarke to approve an allocation of \$600,000 from the Cameron Park CSD impact fund for the construction of Phase I. Seconded by Director Ryan. It was asked how much money was in the impact fund. Ms. Place stated that there is \$610,000, with another \$1 million potentially in outstanding permits. **Motion passed 5-0.**

10. **Ad Hoc Committee for Revenue Enhancements:** Director Clarke explained that this would be an ad hoc committee of citizens to help develop additional sources of revenue such as sponsorships, bequests, grant money, private organizations that would grant to a 501 3c, etc. He stated that the committee would help sort out details and bring recommendations back to the Board of Directors.

President Johnson asked if there would be Directors on this committee. Director Clarke stated he would be happy to serve on the committee and would like to have a couple of citizens on the committee. He suggested at least one Board member should be on the committee.

President Johnson asked to table this item for a month in order to get input from the Community Center Citizens Committee.

11. **Planning Matters:**

- A. **Superior Self-Storage:** President Johnson explained that the applicant has requested occupancy for a period of time prior to the traffic signal being installed. The Board discussed the issue and agreed that the light needed to be in before occupancy due to the high walls and visibility issues.

Director Clarke stated that he had spoken with Planning Commissioner Dave Machado, and the commissioners are quite concerned about granting a variance to the developer, that the stoplight is vitally needed, and that the CSD needs to lend support to the Commission. He explained that the developer is requesting a 90-day variance for occupancy before start of construction on the light. Director Clarke stated this is a safety issue that needs to be addressed.

Motion was made by Director Clarke that the proposed amendment (variance) be denied. It was seconded by Director Cater. Motion passed 5-0.

- B. **Albee Duplexes:** **Motion was made by Director Gerger for Captain Combs and CC&R Compliance Officer Tammy Mefford to review and respond to county by requested deadline; seconded by Director Clarke. Motion passed 5-0.**

12. **Committee Reports:**

- B. **Parks and Recreation:** Director Cater reported that the committee met a few weeks ago, looked at monies earmarked for parks development, and got a better handle on what is available. He stated that a prioritized list had been developed, specific to some unfinished business at Cameron Park Lake. He explained that staff is going to do further research and that the committee will meet again in the near future to revisit issues in order to finalize the prioritized list.

Director Cater asked the Board if, when the committee develops a prioritized list of expenditures, does the committee need to come back to the CSD Board to approve those expenditures. He asked if it is a Board decision to approve the allocation versus being a committee decision. He stated it is grant money, not General Funds, totaling \$220,000.

The Board concluded that Director Cater would put the prioritized list under the Consent Calendar so it does not need to be discussed unless a Board member or a person from the public wants to. Director Cater stated that he was comfortable with this course of action.

- D. **Fire and Emergency Services:** Director Ryan stated that the last committee meeting was primarily to discuss the Fire Department budget, which Michelle has already presented earlier in this meeting.

Chief Silva reported that the fire station rebuild project was originally to be completed August 18th, however, due to water problems and a lack of reinforcing steel in the cement block walls, the completion date was changed to October 1st – a six-week setback. He mentioned that the contractor had not submitted paperwork to the architect to extend the deadline but had expressed an interest to change the date to October 15th. Chief Silva stated that the contractor needed to demonstrate what each of these conditions was and the change orders that have taken place that justify an extension of time.

Director Clarke asked about progress of the insurance reimbursement. Ms. Place reported that a check should be hand-delivered to her on Monday.

- E. **El Dorado County Regional Prehospital Emergency Services Operations Authority – A Joint Powers Authority:** Director Cater reported that the meeting in August was cancelled.

- I. **Chardi Corner Committee:** Director Cater reported that he and Director Ryan were charged to try to negotiate the impact that was going to happen at Chardi Corner (Cameron Park Drive and Country Club Drive), with an approximate 42-foot bite that was going to be taken out of the landscaped corner on the County-owned property. It was agreed at the last CSD meeting that the issue would be appealed to the County Board of Supervisors. He reported that this had been done. Director Cater drafted a letter which was sent on August 11th to the Board of Supervisors asking that they revisit this issue and allow the CSD to give testimony as to the impact this would have and present objections to modification of the corner. Several CSD Directors (Cater, Johnson, Ryan, Clarke) and Ms. Place went to the Board of Supervisors meeting on August 24th. Director Cater reported that they received a stay while the matter undergoes further review. He said the primary concern expressed by Supervisor Jack Sweeney had to do with trucks, buses, and fire engines impeding traffic on Cameron Park Drive coming from the south and attempting to turn right onto Country Club Drive. Director Cater stated that Chief Silva was called to the meeting to respond to the

Supervisor's question. Chief Silva said that the way the corner is currently designed, it does not impede traffic. Director Cater said another complication is that the County wants to put in a third lane, a turn pocket, on Country Club Drive. The Board of Supervisors directed the County Department of Transportation staff to do further study and testing which will occur in the upcoming weeks or months before any construction will commence.

Director Cater thanked the CSD Board for support and Chief Silva for coming to the Supervisors meeting promptly. Director Cater asked Chief Silva to make himself and equipment available to do any testing that the County may wish to do at that location.

MATTERS TO AND FROM DIRECTORS: Director Clarke reported that there is no longer a need for the Community Center Research Committee since it was an action committee. After discussion, the Board decided to remove the committee from future agendas.

CORRESPONDENCE TO THE BOARD: President Johnson confirmed with the O'Cambs that their questions had been answered earlier in the meeting.

ADJOURNMENT: President Johnson adjourned the meeting at 9:10 p.m.

Attest:

President, Board of Directors

Secretary to the Board