

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, September 15, 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.

OPEN FORUM: None.

MOMENT OF RECOGNITION: None.

CONSENT CALENDAR: President Johnson requested that Item 1A be pulled from the Consent Calendar. Motion was made by Director Ryan to approve the Consent Calendar as changed. It was seconded by Director Gerger. Motion passed 5-0.

DEPARTMENT MATTERS:

- Items Removed from the Consent Calendar for Discussion:** President Johnson questioned the fourth paragraph on page 5 of the August 25, 2004 Minutes. He asked if our impact funds are federal funds. His understanding was that our impact fund was a local or special fund, not a state or federal fund.

Motion was made by Director Gerger to adopt the August 25, 2004 Minutes with this correction. Seconded by Director Clarke. Motion passed 5-0.

- Public Hearing – Community Center:** President Johnson read “At the Board Meeting on August 25, the Board unanimously adopted Resolution 2004-25 which (1) determined that public interest and necessity demand the construction of a community center, (2) estimated the cost of construction to be \$8.5 million, to be provided through a general obligation bond, and (3) set the public hearing for September 15, 2004. He stated that public comments are to be heard at this meeting on this item; followed by a Resolution for the Board to discuss.

President Johnson called for public comments.

Irene Arnold, Community Center Committee member, commented that she was happy to see the center going forward like it is.

President Johnson closed public hearing.

President Johnson called for Board discussion on Resolution 2004-26. There were none.

Director Clarke made a motion to approve Resolution 2004-26. The motion was seconded by Director Gerger. The Board was polled. David Johnson: yes. Alan Clarke: yes. Paul Ryan: yes. Dale Gerger: yes. Ken Cater: yes. Motion passed 5-0.

7. **Ad Hoc Committee for Revenue Enhancements:** President Johnson stated that this item was tabled from last month in order to get input from the Citizen's Committee for a Community Center. Ms. Place stated that the Citizen's Committee did not see the necessity for a formal committee but offered assistance to the CSD in researching revenue-generating opportunities. President Johnson stated that based on this input, this committee is not needed at this time, but possibly in the future. No motion was made to form a committee.
8. **The Knolls at Green Valley:** President Johnson stated that the Stamas Corporation has requested a deferral of park impact fees for The Knolls at Green Valley, a 200-unit apartment complex at Cimmarron and Cambridge Roads. The Stamas Corporation was not represented at the meeting.

Director Gerger commented no one was present to advocate for the deferral. Director Clarke stated that he was personally opposed to waiving the fees, or continuing the fees as requested by the developer in this case.

President Johnson asked for public comments. There were none.

Motion was made by Director Cater to deny the request to defer the park impact fees at this location. It was seconded by Director Clarke. Motion passed 5-0.

9. **Aviation Obstruction Lights:** President Johnson stated that this item involving lights at the Airpark per Caltrans had gone before the Architectural Review Committee a couple of weeks ago. Robert Tanger, the General Manager for the Cameron Park Airpark District, was present to answer questions. He stated that the State has required installation of six obstruction lights around the airport. He mentioned that the State has given the airport \$83,000 in a CIP grant and is now in the process of going out to bid. Mr. Tanger said the airport has received (1) approval from El Dorado County for light #1 and #4, (2) BLM approval on light #2, and (3) EID approval on light #3.

President Johnson stated that although this item had gone through the Architectural Review Committee, he thought it would be appropriate for Board discussion.

Mr. Tanger stated that the State determined the locations of the lights and the airport does not have a lot of options as far as location, elevation, etc. He said the lights are solar powered and battery operated.

President Johnson read the opinion by the District's legal counsel. "In Counsel's opinion, it would be appropriate for the architectural committee to either approve installation of lights or simply inform the applicant that the District will take no action to prevent their installation." He asked for Board discussion.

Mr. Tanger stated that lights will flash similar to the communication tower on Bass Lake Road, will have shields so they do not shine downward, and have very low voltage (2 amps, 12 volt).

President Johnson asked Mr. Tanger if the lights will go in anyway even if the CSD does not approve. Mr. Tanger responded that he would need to go back to the State and ask them how to proceed.

President Johnson opened public comment.

Joerg Schulze-Clewing, resident of Sky Court, brought up the tree issue, and the residents paying for the trimming, removal of trees. He stated that this has not happened at other airports that he knows of and that usually the city or whoever owns the airport has offered to pay. He said this was a serious neighborhood issue.

Mr. Tanger stated that the trees and the lights are two separate projects. He said the three lights on the hill profile the hill. You draw an imaginary line to connect the lights to identify the hill and its structures. No trees can penetrate the imaginary line. The lights will not shine down. There is a public utility code prohibiting anyone from planting or allowing any vegetation to grow into the imaginary surfaces around the airport.

Director Gerger stated that if the lights are not installed, the pilots would have to leave Cameron Park during the daytime and return before dark. He said the lights are a convenience for the pilots so they can land and take off at night but the trees are a definite safety factor for the operation of the airport.

President Johnson stated that the attorney's comment was to simply inform the applicant that the District will take no action to prevent the installation of the lights. Director Gerger suggested taking no action on the issue. Director Clarke agreed with the attorney's opinion to take no action on the issue of lights.

Director Cater felt that the CSD needed to take some type of action whether it be to not police it, pursue it, enforce it, need to do something that reaches closure and will memorialize the intent for future reference.

President Johnson stated that the attorney's letter also stated that the exercise of police powers such as public safety overrides restrictions privately imposed on property.

President Johnson called for further public comments. Public member stated that it sounded like this was outside the CSD's jurisdiction. President Johnson closed public comment.

Director Cater made a motion that in the interest of public safety and due to the requirements of the State, that the District will take no action to prevent the installation of these lights. Director Ryan seconded the motion. Motion passed 5-0.

10. **Planning Matters:**

A. L and W Warehouse.

Ms. Mefford stated that the Design Review Committee met Monday night and asked L and W to come back with a rendering of the project. She explained that Ace Hardware, David Long, and a couple of businesses are planning to occupy the space.

Director Gerger said he was concerned that this building would look like a warehouse but would be used for retail businesses.

Director Clarke agreed with Director Gerger and asked to see the plan beautified with landscaping, etc. Ms. Mefford stated that the Design Review Committee requires that a landscaping program be implemented and maintained. She said David Long will submit the colors of the exterior, tree locations, roofing materials, etc.

Director Ryan asked if it would look like a storefront or a warehouse. He stated that because it is called a warehouse and does not say storefront commercial, the building could be sold in a couple of years and turned into a warehouse. He said it needs to look like a commercial storefront.

Director Gerger made a motion that staff forward the concerns and comments of the Board to the appropriate parties. Director Clarke seconded. Motion passed 5-0.

11. **Committee Reports:**

- A. **CC&R:** No report.
- B. **Parks and Recreation:** No report.
- C. **Budget and Finance:** No report.
- D. **Fire and Emergency Services:** No report.
- E. **El Dorado County Regional Prehospital Emergency Services Operations Authority – A Joint Powers Authority:** No report.
- F. **Cameron Park Fire Safe Council:**
Director Gerger mentioned that the meetings are held at 4:00 which is difficult for people to attend. Chief Silva stated that meetings will be held in the evening once the fire station is reopened. He said the last meeting was cancelled.
- G. **NCS DIA:** No report.
- H. **Chardi Corner Committee:**
Director Cater reported that Randy Pesses at the County has moved on to another job so there will be a new person working on this matter now. He asked Chief Silva and anyone working on this to cooperate with whoever takes over.

MATTERS TO AND FROM DIRECTORS: Director Clarke commended Directors Cater and Gerger for the prioritized master list of park projects. Director Cater stated that the three pages represented a lot of work and many meetings with the public.

CORRESPONDENCE TO THE BOARD: None.

ADJOURNMENT: President Johnson adjourned the meeting at 8:00 p.m.

Attest:

President, Board of Directors

Secretary to the Board