

MINUTES

Special Meeting of the Board of Directors
Cameron Park Community Services District
3200 Country Club Drive, Cameron Park, California
6:30 p.m., Thursday, November 29, 2007

DALE GERGER, President
DAVID JOHNSON, Vice President
Directors, KENNETH CATER, ALAN CLARKE, and VALERIE COZE

CALL TO ORDER: The meeting was called to order by President Gerger at 6:43 p.m., followed by the Pledge of Allegiance.

1. **PLEDGE OF ALLEGIANCE**
2. **ROLL CALL Present:** Directors: Gerger, Johnson, Cater, Clarke, Coze
3. **APPROVAL OF AGENDA** *Approved* Ayes- **AC, DJ, DG, KC, AC, VC**

OPEN FORUM: None.

COMMUNITY CENTER UPDATE: This item was trailed from the Regular Board Meeting on November 14, 2007 for further discussion. At the November 19th Community Center Committee meeting, staff was directed to research and return to the Board of Directors with feedback concerning a redesign of the Community Center. Please see attached information from the Preconstruction Team consisting of WLC Architects, ProWest, and Carlton Engineering.

A. The District received one loan offer for 2.2 million. A Memorandum was provided by loan advisor Robert W. Doty of AGFS. Director Coze spoke on behalf of the Budget & Finance Committee. The Committee, after reviewing the offer with Robert Doty, does not recommend pursuing the loan offer. Director Gerger added that the payments would equal more than \$174,000 annually, which is not fiscally responsible for the District at this time. Director Johnson asked if the loan offer could be accepted later. Director Gerger answered that the offer needs to be accepted tomorrow in order to close by January 2008. No public comment was offered. No action taken.

Action: None

B. Prior to discussion being opened to the Public, there were a few announcements: Director Coze clarified that, according to the bond counsel, the monies from the bond can be used to construct and equip not acquire, construct, and equip. This was mentioned due to the possibility that had been brought up from the previous meeting that the monies be used to purchase or lease the ACE Hardware building instead of building Option 1. Director Johnson then stated that all complaints concerning other amenities, such as the Ponderosa High School pool, are to be directed at those who can remedy them. Lastly, Director Gerger asked that only those with new information be allowed to come forward in consideration of the Board having sufficient time to make a decision at this meeting.

Discussion was opened up for the following options from the Regular Board Meeting on November 14, 2007: Option 1 (Assembly Hall, Stage, Kitchen, Offices, Meeting/Classroom, Senior Center, and Teen Room), Option 2 (Swimming Pool(s) and Gymnasium), and Option 3 (competition swimming pool with the amenities of Option 1). The first member of the audience, followed by others, felt that there was not sufficient space in the meeting room for all those interested in contributing and that many were outside in the cold. It was requested that, before going any further, the Board remedy the situation. Director Coze agreed and made a motion to postpone the meeting until a more acceptable facility was available. Director Johnson seconded her motion and it died without further support. Director Gerger made a motion to move the meeting out into the apparatus bay. Ayes—**DG, AC, DJ, KC** Noes—**VC**

A thirty-minute break was taken at 7:41 pm to setup the sound equipment and chairs for the audience. Board reconvened at 8:11 pm to continue with Public comment.

Brian Brown, WLC Architects, gave a brief update from the last meeting. The November 14, 2007 meeting ended with a request to look into a redesign to allow for more than one of the amenities that the voters wanted. After researching the time and costs of a redesign, it was shown that, depending on the scope of the redesign, only a 2500 square foot building would be all that the District could end up with, at best.

Public comment continued and the following was contributed: the Board was implored to seek out partnerships with established amenities to provide the needed services. One member felt that all or nothing should be built. More than half of those who spoke reminded the Board to keep the District's financial situation (before and after construction) in mind. And the option of buying the old ACE Hardware building was revisited more than once to no avail; the available funds are too restrictive to allow it.

The topic returned to the Board for closing discussions. In response to an audience member's remark, Director Johnson began by stating that there was no misappropriation of funds; the Board acted in good faith with the numbers provided at that time. Unforeseen circumstances changed the numbers. He summed up his feelings with the fact that everyone wants everything but the money just isn't there. Director Cater felt that it was necessary to move forward and thanked those who reminded the Board to do what is fiscally sound. Director Clarke thanked the audience for their participation, staff for the contributions, and the construction team for all their efforts. He reiterated that he set out to provide all components of the Center and will not rest until all are built. Director Coze mentioned that she has been researching on her own for two months and has finally come to the conclusion that due diligence has been acted upon. She stated that she is now ready to vote with confidence. Director Gerger thanked all who attended and acknowledged the hard work of staff. He continued that he hopes bids will come in under speculation and announced that he was ready to make a motion once the remaining Board members are also ready.

Director Coze added that she feels Option 1 would meet a greater number of needs and that this has been her chosen standard for a decision. Director Johnson also added that in the previous meeting he voted no on the motion of approving the main building as a stand-alone because he feels that the pool is vital. Director Gerger then made a motion to move forward with Option 1 (Assembly Hall, Stage, Kitchen, Offices, Meeting/Classroom, Senior Center, and Teen Room, as memorialized by Director Clarke at the last meeting); proceed with an alternate bid package to include Option 3A (Option 1 amenities with pool and pool support structure) to be determined once the bids are received. It was clarified that an "alternate bid package" is one in which determination is made once the bids are in. Further clarification was requested and Director Gerger summed up his motion by saying, "We're building Option 1. If we have enough money then we will put the pool in." He reread his motion for a final time and Director Clarke seconded the motion. It passed with a 5-0 vote.

Action: To move forward with Option 1 (Assembly Hall, Stage, Kitchen, Offices, Meeting/Classroom, Senior Center, and Teen Room); proceed with an alternate bid package to include Option 3A (Option 1 as well as the pool and pool support facilities) to be determined once the bids are received. Ayes—DG, AC, DJ, KC, VC

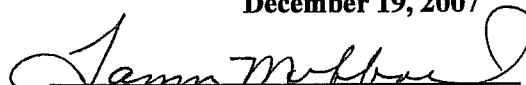
MATTERS TO AND FROM DIRECTORS: None.

ADJOURNMENT: Meeting adjourned at 8:55 PM – **Approved.** Ayes –DJ, AC, DG, KC, VC

Attest:

December 19, 2007


President, Board of Directors


Secretary to the Board