

ORANGEVALE RECREATION & PARK DISTRICT

Minutes of Meeting of Board of Directors October 19, 2023

A Regular Meeting of the Board of Directors of the Orangevale Recreation and Park District was held on October 19, 2023, at the District Office. Director Stickney called the meeting to order at 6:33 p.m.

Directors present: Stickney, Meraz, Brunberg, Montes, Presinal
Directors absent: None
Staff present: Barry Ross, District Administrator
Jennifer Von Aesch, Finance/HR Superintendent
Horacio Oropeza, Park Superintendent
Melyssa Woodford, Admin. Services Supervisor

3. **PLEDGE OF ALLEGIANCE** The Pledge of Allegiance was conducted.
4. **APPROVAL OF AGENDA**
MOTION #1 On a motion by Director Brunberg, seconded by Director Montes, the agenda was approved by a vote of 5-0-0 with Directors Stickney, Presinal, Brunberg, Meraz, and Montes voting Aye. There were no Nays or Abstentions.
5. **PUBLIC DISCUSSION** No one wished to address the Board during public discussion. Becky Herz was introduced as an attendee interested in observing the meeting and learn more about the District. Director Stickney advised that forms are available to complete related to a specific agenda item.
6. **MINUTES**
MOTION #2 a) Approval of Minutes of September 21, 2023 (pg. 1-11): On a motion by Director Montes, seconded by Director Brunberg, the minutes were approved by a vote of 5-0-0 with Directors Stickney, Meraz, Brunberg, Presinal, & Montes voting Aye. There were no Nays or Abstentions.
7. **CORRESPONDENCE**
 - a) Ads in the September 8 & 22 issues of the Orangevale View to promote upcoming programs (pg. 12-13): Admin Ross shared the recent ads published in the Orangevale View.
 - b) An article in the September 22 issue of the Orangevale View by the Orangevale History Project about Norma Hamlin Park and Palisades Park (pg. 14): Admin Ross shared an article regarding Norma Hamlin Park, formerly Snipes-Pershing Park. Directo Meraz advised that Professor Van Ness led the battle to prevent the property from being developed into condominiums.
 - c) An article in the October 6 issue of the Orangevale View about the swimming pool renovation project (pg. 15): Admin Ross shared the

article in the Orangevale View regarding the renovation of the Orangevale Community Swimming Pool. Orangevale Live also did a story on the project.

- d) A nice account of the impact the HART Back Pack Drive had on over 1,100 children. The Orangevale Community Center was a collection location, and donations were made by staff (pg. 16): Admin Ross advised of the nice testimony of the school district employee that helped distribute the backpacks.

8. CONSENT CALENDAR

- a) Director Stickney inquired if Finance/HR Supt. Von Aesch could delete the # symbols in Item 20205500 for better readability of the report which she agreed to do.

On a motion by Director Montes, seconded by Director Brunberg, the consent calendar was approved by a vote of 5-0-0 with Directors Stickney, Presinal, Brunberg, Meraz, and Montes voting Aye. There were no Nays or Abstentions.

MOTION #3

8.1. CONSENT MATTERS GENERAL FUND

- a) Ratification of Claims for September 2023 (pg. 17-18)
- b) Budget Status Report for September 2023(pg. 19-21)
- c) Revenue Report for September 2023 (pg. 22)

8.2. OLLAD CONSENT MATTERS

- a) Ratification of Claims for September 2023 (pg. 23-24)
- b) Budget Status Report for September 2023 (pg. 25-26)

8.3. KENNETH GROVE CONSENT MATTERS

- a) Ratification of Claims for September 2023 (pg. 27)
- b) Budget Status Report for September 2023 (pg. 28)

9. NON-CONSENT MATTERS GENERAL FUND

- a) Ratification of Claims for September 2023 (pg. 29)

On a motion by Director Brunberg, seconded by Director Stickney, the non-consent calendar was approved by a vote of 4-0-1 with Directors Stickney, Presinal, Brunberg, and Meraz voting Aye. There were no Nays. Director Montes abstained.

MOTION #4

10. STANDING COMMITTEE REPORTS

- a) Administration and Finance: No report.
- b) Maintenance and Operation: No report.
- c) Recreation Committee: No report. Will meet on October 27 at 8:30am.
- d) Personnel & Policy: No report.
- e) Government: No report.
- f) Planning Committee: No report.

- g) Trails Committee: Trails Committee: No report.
- h) Ad Hoc: No report. Will meet on October 24 at 6:00pm.

11. ADMINISTRATOR'S REPORT

- a) Monthly Activity Report – September 2023 (pg. 30-39): Admin Ross shared the following information:
 - On September 5, 13, 20, and 27, Admin Ross attended weekly construction meetings for the Arcade Cripple Creek Trail project. These meetings include representatives from the City of Citrus Heights, the construction company, the project managers, engineers, and Sunrise Recreation & Park District. The purpose of the meetings is to provide updates, problem solve, assign new tasks, and make decisions to meet timelines.
 - On September 6, Admin Ross attended the monthly Orangevale Business Watch meeting held at the Orangevale Library. This is an opportunity for local business representatives to meet with law enforcement to discuss concerns with crime and learn how to best address it.
 - On September 15, contractors began the pile-driving work at the bridge site in Sundance Park.
 - On September 18, Admin Ross and Superintendent Von Aesch attended a meeting with California Consulting, an organization that helps search for and write grants for public agencies. It is a fee-based service that is valuable for agencies like OVparks that do not have staff dedicated to grants.
 - On September 22, most of the Parks Maintenance staff attended the annual CPRS District 2 Park Maintenance Equipment Expo. Director Meraz also attended. The event was held at William Land Park in Sacramento. The City of Roseville won the Maintenance Rodeo event, but the OVparks maintenance team competed well.
 - On September 23, the Bow Wow Days event was held at Orangevale Community Park. It was a beautiful day with happy people and pets enjoying the vendors, activities, and food. The event organizer will request a 2024 date which does not conflict with the annual Capital Airshow event.
 - On September 26, Admin Ross attended a California Association of Recreation & Park Districts meeting on Zoom. These meetings are held every two months and includes District Administrators from throughout California. This meeting included legislative updates, upcoming trainings, and helpful information sharing.
 - Admin Ross shared the Fulton-El Camino Police monthly activity report which included a call for service to Pecan Park on 9/12 to remove a homeless person who was camping in the women's restroom.

Supervisor Woodford advised of a successful Aging Well Symposium & Resource Fair held on Saturday, October 7. Recreation Specialist Jade Von Aesch created the spreadsheet provided of survey results from the five-hour fair. This sponsored event provided valuable information from vendors and

speakers for seniors, and education for adult children and caretakers. The survey conducted provided a 96% satisfaction rating from the eighty-one attendees. This sponsored event will be held again in October of 2024.

Park Supt. Oropeza advised of several branches which were removed at the Shady Oaks Disc Golf. A tree which had died near hole #10 was removed prior to the Women's Disc Golf Tournament. The large oak between holes #1 and #12 had a huge branch that came down and was removed. Homeless activity has increased. A large homeless camp was removed from Oak and Filbert creek area. Bollards are being removed and will be replaced with boulders at Sundance, Streng, and the Woodmore Oaks trail areas. The wide area mower is in the shop for a main hydraulic hose leak. The mower should be ready to be picked up tomorrow to resume mowing on Monday. A used truck was purchased yesterday for \$23,000 to replace one of the aging fleet trucks. OVparks had budgeted \$30,000 for the replacement. Admin Ross extended appreciation to Maintenance Foreman Doug Fuhlrodt and Maintenance Staff Lucas Lily for maximizing the life of the fleet trucks through excellent maintenance, repairs, and mechanical skills.

12. UNFINISHED BUSINESS

- a) Cell tower lease extension with American Tower (verbal):
- Per American Tower, their latest report shows that this tower is operating at a negative cash flow.
 - \$30,000 signing bonus is their best offer.
 - For the next lease they are offering a 15% escalation every five years instead of 20%.
 - They would consider 20% escalation if OVparks would provide a 500 sf expansion, which could allow an additional tenant on that tower.
 - They have provided a better Option 2:
 - Instead of offering \$650K for a 99-year lease, they are offering \$675K for a 50-year lease.
 - With the current lease agreement, OVparks would earn \$675K by 2039.
 - At the end of the 50-year lease (2054), OVparks would have earned \$1,745,000 if we had maintained our current lease arrangement. That is a difference of \$1,070,000.
 - The 20% increase will take effect in June of 2024. The Board of Directors decided to wait until June to revisit the topic.

13. NEW BUSINESS

- a) Review and approve bid for the Kidz Korner Preschool Reroof project (pg. 40): The Board of Directors approved the Kidz Korner Reroof project for the 2023-24 fiscal year budget with an estimated cost of \$35,000. The District began working with The Garland Company through the Omnia pre-bid process in August to secure bids for this job. The District received two bids in mid-September that were far above the estimated budget (\$57,769 and \$76,363), and the Board of Directors rejected both bids at the September 21, 2023 meeting. Because this project is under \$60,000, this can be an informal bid process. As part

of Garland's service, if a bid fails during the pre-bid process, they assist their client with future attempts to find contractors to bid. Several other contractors were invited to a job site visit and walk-through on October 10. Three contractors attended and others have expressed interest in the job. Bid forms were sent to interested contractors on October 11-12. Bids were due by 4pm on October 17 to be opened at this Board of Directors meeting on October 19. Bids were received from four contractors.

MOTION #5

On a motion by Director Montes, seconded by Director Brunberg, the lowest responsible and responsive bid that is within or below the District's budget range for the project from contractor D7 Roofing in the amount of \$38,750 is approved by a vote of 5-0-0 with Directors Stickney, Meraz, Brunberg, Presinal, & Montes voting Aye. There were no Nays or Abstentions.

The Board directs the District Administrator to finalize the agreement with this contractor with the objective of completing the job by December 15, 2023. Director Stickney requested this topic be placed on the agenda for the next Board of Directors Meeting for status follow-up.

- b) Approve or reject bid for the Community Center Park Driveway & Trails projects (pg. 41): Admin Ross tabled this item to a future BOD meeting as a final bid has not been obtained to date.

- c) Approve the purchase, delivery, and installation of boulders at Sundance Park, Streng Park, and Woodmore Oaks as part of the Arcade Cripple Creek Trail project (pg. 42):
In the summer of 2022, as the final bid for the Arcade Cripple Creek Trail (ACCT) project was received by the City of Citrus Heights, it was clear that inflation had drastically increased the cost for the project. The City of Citrus Heights was requesting each of their partner agencies to absorb some of the project components and the related costs. The District agreed to absorb two projects within our parks: 1. Construct a 130 linear foot (6' tall) redwood fence at the south end of Streng Park to provide privacy for neighbors, and 2. Install approximately 250 linear feet of post & cable fencing. The estimated costs for these projects was \$35,000. The redwood fence was installed in April 2023 at a cost of \$11,473. The Board of Directors approved the Boulders / Post & Cable project for the ACCT for the 2023-24 fiscal year budget with an estimated cost of \$18,000. Staff determined that we could use boulders for all of our fencing and barrier needs at Sundance Park, Streng Park, and at Woodmore Oaks requiring 65 total boulders with the average size of 3' wide x 3' long x 2' tall. Staff selected the Rustic El Dorado Blue boulder variety. The District received a favorable quote from Central Valley Engineering & Asphalt to purchase, deliver, and set in place the

65 boulders at a total cost of \$17,580. Admin Ross advised that installation would be completed in November or December 2023.

MOTION #6

On a motion by Director Brunberg seconded by Director Montes, the purchase, delivery, and installation of boulders at Sundance Park, Streng Park, and Woodmore Oaks as part of the Arcade Cripple Creek Trail project was approved by a vote of 5-0-0 with Directors Stickney, Meraz, Brunberg, Presinal, & Montes voting Aye. There were no Nays or Abstentions.

d) Preliminary discussions about future use options for the Kidz Korner preschool building if the current preschool program is discontinued (pg. 43):

Beginning with this current 2023-24 school year, state law requires all school districts to offer transitional kindergarten (TK), now providing two years of kindergarten for students. This is a free, public school program. San Juan Unified School District offers TK at two Orangevale elementary schools; Ottoman School offers a full day program and Trajan School offers a half-day (4 hour) program. The introduction of TK has had a negative impact on the preschool programming at many park and recreation districts in the area. For OVparks it caused the cancellation of the first 8-week session of our Kinder Kidz preschool program for ages 4-5 years, who are at the age that traditionally would be entering kindergarten the following year. The District's Orange Blossom program for ages 3-4 years is successfully operating with 14 children enrolled. While the District is preparing to replace the roof on the preschool building, it is important that we begin planning for alternative uses for the facility should the current preschool programming be discontinued due to insufficient enrollment. Staff has begun gathering some preliminary ideas:

1. Classroom for new youth classes or camps (i.e. sports, STEM)
2. Tot programs (i.e. Zumba, story time, mommy & me groups)
3. Homeschool enrichment programs and camps
4. After school camps (i.e. Mad Science, Lego, Music)
5. Restroom and storage building with a meeting room
6. Senior programming building
7. Clubhouse and/or snack shack for baseball
8. Teen programming building
9. Lease the building to a recreation/health & wellness based agency
10. Extend current Orange Blossoms program to five days a week.

Director Brunberg suggested that staff also consider extending our Orange Blossom offerings to more than two days per week. Admin Ross will add this topic to the agenda for discussion at the Recreation Committee meeting to be held on October 27.

e) Assembly Constitutional Amendment 1 (ACA 1) and how it may improve the District's chances of additional future funding (pg. 44-46):

In September 2022 the District learned that there was not enough support from property owners to fund a new assessment district comparable to the existing Orangevale Landscaping and Lighting Assessment District (OLLAD). Most comments from the surveys expressed either concern about inflation or the general opposition to new taxes. Most were pleased with the District and the programs and facilities we provide. As the rate of inflation has lowered closer to normal, and the unemployment rate remains very low, the District is to prepare for its next opportunity to seek additional funding. OLLAD has no cost escalator, so it has been losing value to inflation since it was approved by voters nearly 30 years ago. Additional funding is essential if we wish to add facilities as outlined in the park master plans. It is also an important factor if we are to avoid deferred maintenance. The first two paragraphs of the attached article discuss ACA 1 which would lower the voter threshold to incur bond indebtedness to 55% instead of the current 66.6%. This will now go to the voters of California on the November 2024 ballot.

- f) Discuss and approve the Board of Directors meeting schedule for 2024 (pg. 47): In recent years prior to 2023, the District Board of Directors met on the second Thursday of the month at 6:30pm. The one exception was the month of August in which they met on the third Thursday to allow extra time for the approval of the final budget. In December 2022, the Board approved moving the monthly meeting to the third Thursday primarily to assure the prior month's financial updates would be included in the packet. The District staff normally doesn't receive the financial reports from the County until the 5th day of the month. With Board packets needing to be complete a week before the monthly meetings, the timing would result in approximately four months where the financial report was not included in the Board packet. For 2023 we agreed to have the December Board meeting on the second Thursday because the Community Center would be closed on the third Thursday for its annual two-week holiday closure. We are now to consider the Board of Directors meeting schedule for 2024.

MOTION #7

On a motion by Director Brunberg seconded by Director Montes, keeping the monthly Board of Directors meetings on the third Thursday of the month for 2024 was approved by a vote of 5-0-0 with Directors Stickney, Meraz, Brunberg, Presinal, & Montes voting Aye. There were no Nays or Abstentions.

- g) Swimming Pool Project Timeline and Update (pg. 48): All tile has been installed and the cracking has been repaired. There were no issues with the soil below the cracked pool shell. The concrete pool shell is 9-inches thick, which is very solid. The cracking was likely caused because it was in the vulnerable joint area of the pool, and because the rebar was set about 5 inches below surface in that area when it should have been set about 3-4 inches deep. They also noticed that the concrete was layered, which may have caused some weakness. The contractors are now working on cleaning and sealing the gutters.

Burkett's Pool Plastering is now working with the County Health Department to schedule an inspection which is required before they begin to re-plaster the pool. They will then have punch-list items to address.

Finally, they will fill the pool, and make sure it is chemically balanced and mechanically operational. The project could be finalized as early as November, but likely before the end of December.

Admin Ross, Superintendent Oropeza, and Supervisor Bain met today with a flooring contractor who will be submitting a bid for the pool locker room floors, the pool office, and the OCC Kitchen. The District has budgeted \$15,000 for this portion of the project. The contractor will be submitting costs for each of the areas to consider. The bid will include costs for epoxy flooring versus vinyl sheeting.

Admin Ross mentioned consideration of refurbishing the slide with a gel coating and painting. This would be approximately \$23,000 to complete. Admin Ross is to research if the coating should be completed as soon as possible or can be completed in the winter months. This topic is to be on the November or December BOD meeting agenda for discussion and approval.

h) Driveway/Trail Project Timeline and Update (pg. 49):

We received approval from the County Planning Department for the driveway project plans, pending signatures from the engineer, the Fire District, and the Water District. Plan Architect, Peter Larimer, secured those signatures and submitted the signed plans to the County. The County then needed to have their Engineers sign the plans to finalize the process. The County contacted Admin Ross today stating that we have outstanding drainage fees that are due for this project. Admin Ross informed the County that he had not received an invoice for that. Peter Larimer informed the County that this project didn't connect into County drains and that we had already addressed this issue with the County. The County sent Admin Ross an invoice later today for drainage fees in the amount of \$28,160. Admin Ross will be speaking with Peter Larimer tomorrow and then questioning the County about this fee.

Director Stickney recommended finding out when the next County Planning Department meeting will be held to be able to attend and speak to this issue.

- We hope to have a bid to review at our November 16 meeting.
- The Prop 68 sign has been created and is ready for posting when the project begins.
- The start of construction for the driveway project is being pushed to March 2024.
- The California State Parks informed Admin Ross that this project is granted an extension of at least one year.

i) Arcade Cripple Creek Trail Project Update (verbal):

Sundance Park: The old bridge was removed today, and the new bridge has been set. Tomorrow morning the contractors will finish pouring the footings for the bridge and will add the rip-rap below the bridge tomorrow or next week. They will then build the ramp up to the bridge on the west side, and then finish paving, sealing, and striping the trail. The DG shoulders will be added, as will the new lights. The traffic lights at the Fair Oaks Blvd. were added yesterday. They are not operational yet. The contractors will have excess soil which can be utilized at the Shady Oaks Disc Golf Course. They will coordinate delivery of soil with Supt. Oropeza.

Woodmore Oaks Corridor: The remaining work is sealing and striping the trail, and adding the DG shoulders.

Streng Park: The remaining work is sealing and striping the trail, and adding the DG shoulders.

Full Trail: There is about 4-6 weeks of work remaining, with the expectation to have the trail fully open in mid-December.

Tree Mitigation: We will be meeting with the Sacramento Tree Foundation on November 9 to review the tree mitigation plan, which includes adding 36 trees to Sundance Park.

14. DIRECTOR AND STAFF COMMENTS

Admin Ross has been in touch with the neighbor a Pecan Park who had voiced some concerns. The neighbor is pleased with the responsiveness of the District.

Admin Ross shared that Danny Rodriguez, Custodian/Host II is celebrating 10 years of employment at the District.

Admin Ross shared that OVparks contracts with In Alliance, a group that works with adults with special needs, to assist with landscaping needs at the Orangevale Community Center Park property. They have done an amazing job over the years. Admin Ross would like to take some photos and do an article on them for the Orangevale View.

Finance/HR Supt. Von Aesch advised that Auditor Larry Bain will be conducting the OVparks audit on Monday. October is Open Enrollment month.

Supt. Oropeza will be working with Recreation Coordinator Andrew Gross for the Orangevale Community Tree Lighting decorating. A group has come forward interested in cleaning up and refreshing the Butterfly Garden area at Pecan Park. The group is looking to acquire funding for the plants

from the community which OVparks would match. Wind screens have been ordered for installation at the Pecan Park pickleball courts.

Director Stickney mentioned Farmer's Market looked to be well attended tonight and the parks look very good.

Director Montes expressed appreciation to the OVparks staff for all they do. She will not be at the November BOD meeting.

Director Presinal appreciated the efforts of the staff and for doing the little things that save the District money. She will not be at the November BOD meeting.

**15. ITEMS FOR NEXT
AGENDA**

- a) Kidz Korner Roof follow-up
- b) Bid for Driveway/Trail
- c) Swimming Pool Slide refurbishing

**16. ADJOURNMENT
MOTION #8**

With no further business to discuss, the general meeting of the Board of Directors was adjourned at 8:00 p.m. On a motion by Director Brunberg, seconded by Director Montes, the adjournment was approved by a vote of 5-0-0 with Directors Stickney, Presinal, Brunberg, Meraz, and Montes, voting Aye. There were no Nays or Abstentions.

Mike Stickney, Chairperson