



Regular Board Meeting

Minutes

September 11, 2014

The regular meeting of the Board of Directors was convened by Chair Mae Cendaña-Torlakson at 6:30 p.m. at the Ambrose Community Center, 3105 Willow Pass Road, Bay Point, CA.

1. Opening Ceremonies:

Roll Call: Board Members Present: Garcia, Dawson, Cendaña-Torlakson, Hoagland, Mason
Staff Present: Long, Rodrigues
Audience Present: Approx. 15

At this point Chair Cendaña-Torlakson read her thought of the month from Abraham Lincoln, "Character is like a tree and reputation like a shadow. The shadow is what we think of it, the tree is the real thing".

2. Pledge of Allegiance:

The Pledge of Allegiance was led by community resident Trina Hudson.

3. Approval of Agenda:

Motion:: Approve the Agenda as presented.

Motion: Mason **Second:** Garcia

Action: Roll Call Vote: 5 ayes/Motion Passed

4. Consent Calendar:

Director Mason made a motion to approve items B&C and pull items A&D for discussion.

Motion: Move to approve consent calendar items B&C as presented.

Motion: Mason **Second:** Hoagland

Action: Roll Call Vote: 5 ayes/Motion Passed

Director Mason stated that in the minutes it has him as absent and he wasn't absent. Mrs. Rodrigues apologized for missing that. Director Mason said that under staff reports he would like a report from the Recreation Coordinator like there had been in the past. The Board members agreed.

Motion: Move to approve consent calendar item A&D with noted changes.

Motion: Mason **Second:** Garcia

Action: Roll Call Vote: 5 ayes/Motion Passed

At this point, Director Cendaña-Torlakson asked that Mr. John Wilson's public comments saying that the plans for the pool look wonderful and can see the Board is listening to the public, be included in the minutes.

5. Presentations:

a. Yard of the Month Awards

Debra Mason said she was wondering why the Yard of the Month is still on the agenda when it is clearly part of the Bay Point Garden Club. She said they take time to take pictures of those award winners but when a Board member received an award as a Board member there was no picture taken. Trina Hudson stated that on the park district's website there was nice things said about Rande Ross (Teen Center Supervisor) and his Koshland Grant but she couldn't find on Director Mason's state achievement which is important and should be acknowledged.

Only one of the winners, Syeda Hussain, was present to receive her award.

6. General Manager's Report:

The General Manager, Doug Long gave short reports on the following topics:

1. Lynbrook Park well – is not yet operational, needs a bigger pump, getting more info on cost.
2. Peak Software – installed and had some training, will be able to register online, up soon
3. Community Garden – Work party on 9-20-14 from 9 – 11 a.m. NuStar has been working on it and students will be doing community service projects in garden.
4. PSSF Grant – Teen Center \$58,000 (9 month) YOU Grant has been received. Renewable yearly
5. Keller Grants – have been awarded 4 grants for teens, seniors, youth sports and special events.
6. Ambrose Pool Project – City of Pittsburg Planning Commission gave compliments and approved the pool plans. Bids on Oct. 10th due Nov. 12th with approval on December 15th with Board approval at next meeting. Found that revised project plans need to be submitted to EBRPD for WW Funds.
7. Bidy Sports – youth sports – had 46 signups
8. Lynbrook Park – 2 doggie stations have been installed.
9. CPRS Fall Institute – will be in San Ramon and will be presenting.
10. Strategic Planning Session – will plan to have with the Board in January addressing what is to be done next year.

Director Mason stated that he had contacted the Interim General Manager about the WW Funds and he said we didn't need to submit a new plan. Director Mason also said that the outside restrooms at the pool were shown as an optional add-on and asked that Mr. Long find out what the cost would be.

7. Public Communications:

Daniel L. Borsuk introduced himself as a candidate for the Contra Costa Water District Division 1 board of director's seat. He stated that if elected he would work with Ambrose and the Board to make sure we get good water for a good price, especially for the new pool. Debra Mason said she and Director Mason were eating at Big Daddy Ross's Café and heard a comment about "Doug's picking up the tab so I'm ordering what's most expensive". She said they looked and realized it was our Recreation Coordinator dining with an unknown woman and throughout the 45 minutes they were there he gave his not so positive opinions on the Board, individual Board members and the District not even knowing that the person sitting behind him was a Board member. She stated that some of the comments could be considered slanderous and also related to information that had been shared during a closed session. Mrs. Mason said that when brought to the attention of the General Manager his only concern was the length of the conversation. She stated that if he worked for her and was still on probation, he would have been let go immediately. She said the Board should stop and think how they would feel sitting listening to this knowing that we are paying him for it. Trina Hudson stated that at the July Board meeting Director Mason made it clear he would go into closed session for the General Manager's performance review only and they could not talk about salary and requested a legal opinion before moving forward. She stated that after coming out of the closed session, Chair Cendaña-Torlackson reconvened and stated that "the Board has completed the General Manager's performance review and have arrived at a tentative agreement which will be presented at the next board meeting for Board consideration". She had a copy of the General Manager's current contract and noted his salary and benefits and said she didn't know why they were discussing salary when the contract was for 3 years which is what he wanted. She urged the Board to be as smart as the General Manager and stick to the current generous contract which is still in effect for 2+ years. Mrs. Hudson also made some comments on the new doggie stations at Lynbrook Park saying they were too expensive, the bags are being taken daily and she had given them a better alternative at a previous meeting.

8. Legal Counsel Report:

a. Review Communication policy between Legal Counsel and Directors/Staff. Director Mason stated that he would like to see the Board Chair or labor negotiator be given approval to contact the District Counsel when it has to do with the General Manager's contract. He said he felt that Counsel had given Mr. Long a lot of information that should have gone to the Board's negotiator because of our policy. There was a discussion after which it was agreed that a change to the policy be presented at the next meeting.

9. Public Hearing:

None

10. Board Matters:

a. Consider authorizing the General Manager to execute an addendum to the lease agreement with CBS Outdoor for maintaining the outdoor advertising structure located on District property at Willow Pass and Clearland described as the Clearland property. Mr. Long stated that we have had a long standing lease with no accelerator for the bill boards on our property. He said he contacted CBS Outdoor who were the current owners of the lease and negotiated an increase in rent. He said since the contract was

written in the 80s he tried to get some back pay for rent but was unsuccessful. He stated that we did get an increase in rent from \$984 to \$1,775 per year. Director Dawson said to make sure we change the City of Pittsburg to Bay Point on the new contract.

Motion: Move to authorize the General Manager to execute an addendum to the lease agreement with CBS Outdoor for maintenance of the outdoor advertising structure located on our property on Willow Pass Road and Clearland Road known as the Clearland Property.

Motion: Garcia **Second:** Dawson

Action: Roll Call Vote: 5 ayes/Motion Passed

b. Consider authorizing the General Manager to forfeit the Community Development Block Grant (CDBG) for the replacement of the auditorium floor. Mr. Long stated that we had received a \$19, 029 CDBG grant to replace the auditorium floor. He stated that on the original application, which was submitted by the Interim General Manager, the square footage of the auditorium was misstated and the correct square footage was almost double what was stated. He said he has investigated the costs and it would be \$50,000 or more which is twice more than was submitted. Mr. Long said the two options would be to pay the difference or forfeit the grant and try again next time with the correct figures. After a couple of comments and questions it was decided to forfeit the grant.

Motion: Move to authorize the General Manager to forfeit the Community Development Block Grant (CDBG) for the replacement of the auditorium floor.

Motion: Mason **Second:** Hoagland

Action: Roll Call Vote: 5 ayes/Motion Passed

11. Closed Session

a. Public Employee performance evaluation – Closed Session pursuant to Government Code Section 54957(b)(1) (General Manager) The Chair adjourned to the Closed Session. The Chair reconvened the meeting and stated that the General Manager's evaluation is complete.

12. Committee Reports and Board Comments and Items for Next Agenda:

Director Mason requested a monthly Maintenance Report from the General Manager as in the past. Director Cendaña-Torlakson said she is looking forward to the Community Garden work party. She also said that the new LAFCO representative was Igor Skaredoff and George Schmidt was still the alternate. Items for the next Board meetings were: A report on the sewer system and infrastructure assessment at Ambrose Park as regards the pool project and add a sentence of clarification to the policy manual regarding District Counsel contact.

13. Closing Ceremonies:

a. Adjournment.

Motion: Move to adjourn the meeting.

Motion: Hoagland **Second:** Dawson

Action: Roll Call Vote: 5 ayes/Motion Passed

Approved by the Board of Directors on _____

Signature of Board Member