



FULTON-EL CAMINO RECREATION AND PARK DISTRICT

BOARD OF DIRECTORS

Teresa Higgins Chair	Michael Seaman Vice Chair	Kathy Stricklin Secretary	Laura Lavallee Director	Vacant Director
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CONSENT AGENDA ITEM: Minutes 4.1

THURSDAY, MARCH 20, 2025
6:30 PM

RICHARD T. CONZELMANN COMMUNITY CENTER
2201 COTTAGE WAY, SACRAMENTO, CA 95825
BOARD ROOM

1. **CALL TO ORDER – PLEDGE OF ALLEGIANCE**

Vice Chair Seaman called the regular meeting to order at 6:31pm and led with the Pledge of Allegiance.

2. **ROLL CALL**

Board Members:

Teresa Higgins, Chair – Late arrived at 6:33pm.
Michael Seaman, Vice Chair - Present
Kathleen Stricklin, Secretary - Present
Laura Lavallee, Board Director - Absent
Board Director - Vacant

Staff Members:

Emily Ballus - Present	Jaden Delfer - Present
Mike Chahal - Present	Robin Romines - via Zoom
Ryan Harder - Present	Dounia Beshara - via Zoom

Public Attendees:

Steven Rice, District Resident	T. Harris, District Resident
Karen Hennessee, District Resident	Sandy Bressler, District Resident

3. **PUBLIC COMMENT - Items not on the Agenda**

Karen Hennessee, District Resident, wanted to know how to go about making a request to have a roller-skate ring in one of our parks. She visited a park in Folsom and had a roller-skating ring that she believes people would be interested in roller-skating. Vice Chair Seaman mentioned the District has a master plan which does not include a roller-skate ring, but the projects that are included can be changed. Director Lavallee stated that the passage of Measure Q, requires the District to form a bond oversight committee to proper use of the bond funds. Director Lavallee mentioned that if she is interested in being a member, then contact our GM Ballus. Karen thanked the Board for the information provided and for letting her speak.

4. **CONSENT ITEMS** (Motion)

The Consent Calendar items are those expected to be routine and noncontroversial. They will be acted upon by the Board of Directors after providing an opportunity for public comment.

Public Comments:

No public comments were made.

4.1 Approve the Minutes of the February 2025 Regular Board & Committee Meetings

4.2 Accept Financial Activity

a. Summary Financial Statement of Activity YTD February & February 2025

b. Received Budget to Actual Department Reports for YTD February 2025

c. Receive the Program Revenue and Refund Report for February 2025

d. Receive Revolving Fund Report for February 2025

e. Receive the Payroll Report for February 2025

f. Receive Claims for February 2025

g. Receive Parks, Recreation, Facility Rentals, and Security Report February 2025

4.3 General Manager's Monthly Update

4.4 Committee Meetings 2025 Calendar

4.5 Resolution of the Fulton-El Camino Recreation and Park District Declaring District Vehicles as Surplus Personal Property and Ratifying the Disposal of Such Vehicles

Vice Chair Seaman made a motion to approve the consent agenda, Secretary Stricklin seconded the motion. The vote taken to accept the consent agenda passes with a vote of 3-0-1-1 (Ayes, Noes, Abstain, Absent/Vacant)

5. **PRESENTATIONS**

5.1 None

6. **DISCUSSION AND DIRECTION ITEMS (Motion or Approval Required)**

The Board will review and discuss taking appropriate action with respect to the following matters:

6.1 Adopt Engineers Reports and Resolutions 2024/25-19 and 2024/25-20 for Assessment Districts #1 & #2

Public Comments:

No public comments were made.

Chair Higgins asked for approval to adopt the above Engineers Reports. Director Lavalley made the motion for approval to adopt the Engineers Reports and Resolutions 2024/25-19 and 2024/25-20 for Assessment Districts #1 & #2. Secretary Stricklin seconded the motion and the vote taken and the motion passes with a vote of 4-0-0-1.

6.2 Adopt A Resolution of The Fulton-El Camino Recreation and Park District Establishing the Measure "Q" Citizens' Bond Oversight Committee and Operational Bylaws

The Board will adopt the bylaws for the Measure Q citizen's bond oversight committee.

Public Comments:

No public comments were made.

Chair Higgins referred to Page 68 of the Board Packet regarding the Resolution to adopt Measure "Q" Citizens Bond Oversight Committee and Operational Bylaws. Vice Chair

Seaman made the motion to adopt a Resolution of The Fulton-El Camino Recreation and Park District Establishing the Measure "Q" Citizens' Bond Oversight Committee and Operational Bylaws. Director Lavallee seconded the motion, the vote taken and the motion passed with a vote of 4-0-0-1.

GM Ballus stated that we will start to advertise and have applications available to be filled out by potential members of the oversight committee. The duties and requirements of the committee are detailed on Page 70 of the Board Packet.

6.3 Direct staff on community center design concepts.

Public Comments:

Steven Rice, a district resident who will be on the Bond Oversight Committee asked how current or accurate are the costs estimated for the projects? Were they prepared based on the local market or elsewhere. He indicated that he would like to see a calendar of future committee meetings taking place, to attend some of the meetings.

Discussions on Agenda Item 6.3:

GM Ballus provided a brief background on the design concept for the Bohemian Park Community project. GM Ballus reviewed the 2 Grants totaling \$10.446 million, and items covered under the grants. GM Ballus summarized the on-site improvements costs which is detailed in Exhibit A of the Board Packet. In summary the total costs estimate before the Community Center Construction is \$7.194 million, thus resulting in \$3.251 million from the 2 Grants constructing the Community Center.

GM Ballus requested 4 Schemes for the Community Center, which are:

- a) 9,300 square foot center with kitchen and full gymnasium and meeting rooms.
- b) 7,200 square foot center with kitchen, multipurpose and meeting rooms.
- c) 6,770 square foot center with full sized gymnasium.
- d) 5,014 square foot center with a multipurpose room, prep kitchen, and mtg rooms

Director Lavallee mentioned that the costs associated with each Schemes above exceed the balance remaining from the Grants of \$3.252 million, resulting in a shortfall of \$1.050 to \$6.539 million to construct the Community Center. The discussions took place regarding having a full gymnasium and the costs associated with building a Community Center. Vice Chair Seaman stated that the 1 thing missing from our Park District is a gymnasium, aside from the San Juan School District. Vice Chair Seaman indicated that it is imperative that we have a gymnasium and gave his rationale for having it. Director Lavallee stated that the full court basketball court requires close to 8,000 square feet, which would eliminate Schemes B through D, and we would be looking at the Scheme A, which shows an estimated shortfall of \$6.539 million to construct.

Vice Chair Seaman stated that this could be build in stages and recommends that this issue be taken to the PFP Committee on a routine basis for the next 3 to 4 months to get the plans in sync. Chair Higgins asked the public/guests about their thoughts. Please refer to public comments above under 6.3. Director Lavallee asked the question that should be addressed at the PFP Committee, do we need a full-size basketball court, or can we get by with a half court? Chair Higgins asked if the gymnasium was included as part of the plan to obtain the grants. GM stated that a Community Center was the plan to obtain the grant.

GM Ballus stated that Katherine Johnson Middle School is putting an agreement for use of their gymnasium and will be presented to the Board once received. Vice Chair Seaman

stated that costs to use their facilities will be high based on experience. Director Lavalley indicated that we need to review the agreement for length time and other details to evaluate our options. Chair Higgins stated that no decision or action is taken at this time but for next month's meeting, she would like to hear from the architecture Firm, a public relations person which GM Ballus has spoken with to attend and have the Bond Oversight committee be in place.

7. INFORMATIONAL ITEMS (No Action Required)

7.1 Correspondence/Announcements – Refer to pages 93 -105 reference.

- a). CARPD: New Year, New Laws Update
- b). CSDA: Bills Support - Sunset Elimination for Brown Act Meeting Procedures and Advanced Clean Fleets Reform Measure. The District submitted electronic letters of support.
- c). Unity Fair and Celebration Flyer: English Pashto, Dari
- d). FEC Senior Trips Flyers

8. COMMITTEE REPORTS

8.1 Personnel and Finance – Chair, Director Lavalley: Committee did meet and reviewed the February Financials as also reviewed the existing lease obligations on the books. She discussed that we could review if paying off the leases via bond funds is feasible. She mentioned that the Committee discussed the workers' compensation cases.

8.2 Programs, Facilities and Projects – Chair, Director Seaman: Committee did meet, and items discussed are included on the Agenda Item: 6.3, above.

8.3 Community Relations – Chair, Director Stricklin: Committee did not meet.

9. FUTURE AGENDA ITEMS/MATTERS INITIATED/ANNOUNCEMENTS BY THE DIRECTORS

Director Lavalley stated that she cannot attend the annual CARPD conference.

Secretary Stricklin mentioned that the district should have a planting area where we could have a native garden. Also have a planting seminar where a UCD expert comes and talks to the residents about having a native garden in their homes.

Vice Chair Seaman stated that he attended a CARPD Legislative and Board meeting. The Legislative meeting was important and discussed the Quimby Act deals with Recreation and Park Districts that have land for development, and this is to preserve those lands. He also mentioned that Robin Romines have been with the District for over 20 years and we should have a celebration.

Chair Higgins said that at the next meeting we should take the time to celebrate Robin Romines on her 20 years with the District. Chair Higgins mentioned that she is going to San Diego for the annual conference. She said she is pleased to see the Parks are being used.

10. FUTURE AGENDA ITEMS/MATTERS INITIATED/ANNOUNCEMENTS BY THE GENERAL MANAGER

GM Ballus gave an update on the solar shelter structure which was installed at the picnic area and the other structure will be done in the next week. She also gave an update on the upcoming Unity Fair and a planned soccer tournament.

GM Ballus also mentioned that we had a 2nd quarterly meeting with the Sheriff's department to discuss issues. GM Ballus wanted to give recognition to Patricia Danski (**sp**), the person who maintains our outdoor library and asked the Board if they see her around the park to thank her for her work. GM Ballus also shared pictures of the gate wielded by our Park Maintenance staff and the impressive job they did and their welding skills.

11. ADJOURNMENT

With no further business, Chair Higgins adjourned the meeting at 7:53pm.

Respectfully submitted by: Mike Chahal, Director of Finance and Administration / Clerk of the Board.

APPROVED: _____
Teresa Higgins, Chair, Board of Directors

ATTEST: _____
Kathleen Stricklin, Secretary, Board of Director