

6STRAWBERRY RECREATION DISTRICT  
BOARD OF DIRECTORS MINUTES

Date: Sept 12, 2017

Open Session 7:00pm Closed Session 7:20pm

Chair Nichols called the regular meeting of the Board of Directors of the Strawberry Recreation District to order at 7:07 PM.

**QUORUM CALL:**

Present were Directors Bohner, Francis, Marino, Nichols, District General Manager Leanne Kreuzer, and members of the public were also present. Director Teese joined the meeting during Closed Session.

**CHAIR OPENING COMMENT:** Chair Nichols opened the meeting and welcomed the public.

**OPEN TIME FOR PUBLIC EXPRESSION:** (limited to 2 minutes per person): None

**AGENDA ADJUSTMENTS:**

**Approval of Minutes:** DRAFT Minutes

Draft July 2017 Minutes (Bohner, Francis, Marino, Teese,

M/S/C JF/SM

Ayes: Bohner, Francis, Marino Noes: \_\_\_\_\_ Absent for meeting: Nichols Absent 9/26: Teese

**FISCAL REPORTS – CONSENT CALENDARS:**

**A. Fiscal Reports - Consent Calendar**

1. Approval & Confirmation of Expenditures, Disbursements, Payroll, and Warrants
2. Review, Weekly Deposit Reports
3. Transfer of Funds
4. Approval Professional Service Contract: none

- **Motion:** Move to Approve Item A1 Fiscal Reports - Consent Calendars

M/S/C JF/SM Ayes: Bohner, Francis, Marino, Nichols Noes: None Absent: Teese

- **Motion:** Move to Approve Item A2 Fiscal Reports - Consent Calendars

M/S/C SM/JF Ayes: Bohner, Francis, Marino, Nichols Noes: None Absent: Teese

- **Motion:** Move to Approve Item A3 Fiscal Reports - Consent Calendars transfer of Funds Zone IV

M/S/C JF/CN Ayes: Bohner, Francis, Marino, Nichols, Noes: None Absent: Teese

**The SRD Board of Directors entered into Closed Session.**

**B. CLOSED SESSION Approximate start time 7:15pm (duration approximately 1 hour)**

**CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9. (Two Potential Cases)

**CLOSED SESSION**

**Report out of Closed Session:**

Chair Nichols reported out of closed session that direction was provided to legal counsel and staff.

## **Chair Nichols re-opened the public session meeting at 7:56pm. Director Teese joined the open session meeting.**

### **C. Old Business – Items**

- 1. Discussion /Action Item:** Proposed strategic plan and discussion of the pool house, proposed community building replacement, related public relations and correspondence.

The General Manager summarized the previous discussions relating to the pool house referencing an engineer's report reviewed in open session previously and a strategic plan proposal first introduced in winter 2015 and revised and reviewed in 2017. Staff requested that the Board of Directors discuss and determine the strategic plan and scope for work to be performed during the winter closure from Nov 22, 2017 - Jan 6, 2018. The Board discussed the condition of the current building, the various professional service reports related to structure, accessibility and safety of the building. Director Francis commented that he would like the Board to consider acquiring price quotes to perform repairs to the existing building. The Board discussed various items identified in the engineer's report. Bassam Atwal of Cal Accessibility addressed the Board and provided his expertise to the discussion relating to accessibility and the 1960's pool house. The Board discussed the priority to continue to work towards providing access and safe access to the facility and programs. Mr. Atwal indicated that the 1960's pool house could not be modified to gain 100% compliance due to its construction and design and recommended the Board consider closing the building at the end of the season rather than spend funding towards repairs and work towards a fully compliant solution. Director Francis discussed the slopes and cross slopes with the Board proposing consideration be given to removing the concrete floor and path of travel and replacing it to maintain access into the locker rooms during the phased construction. Director Marino responded that she does not support funding repairs to the existing building as it will not be able to meet the current needs of the community or be brought to full compliance. Director Marino continued the discussion by proposing a phased construction option for consideration. Director Teese commented that he prefers SRD consider allocating funds towards phased construction rather than repair and maintain the existing pool house noting the high expenses related to the sphere of repairs being discussed. Director Bohner reflected on both positions and noted concerns related to the condition of the existing building and potential safety issues that may arise as the building continues to age. Chair Teese stated that he believes the community will get behind the need to replace the building. Director Francis expressed concerns related to funding new construction and the potential that the timeline may be up to 10 years for new construction. Chair Nichols commented that the community will make the decision and expressed the importance of reaching out to the community with ongoing education, communication and updates. Director Francis noted the importance of an outdoor shower option. Director Teese concurred. Director Marino referenced the Tam High School locker rooms and shower options. Director Francis expressed concern that removing the pool building may prevent the pools from reopening. The General Manager referenced previous discussion regarding proposed phased construction plans and the option to provide temporary bathroom and changing area facilities to continue to maintain the pool services. The General Manager noted the importance of preliminary meetings with the County of Marin Environmental Health Services and CDA in order to establish an approved plan for phased construction and confirm that SRD would be able to maintain pool access and services if the pool building is demolished in advance of new construction. The Board discussed a proposed timeline of demolition in fall 2017, reopening the pool Jan – Nov 2018, followed by new construction potentially to begin in late 2019 and 2020. Direction was given to staff to place the item on a future agenda for consideration.

- 2. Discussion /Action Item:** Master Renovation Plan-Basic Plan, projects, funding & strategies – fund raising, donations, sponsor and advertisement signage, related public relations and correspondence.

The Board discussed the General Fund, Replacement Reserve Fund, Measure A funds establishing a consensus on current funds available to allocate towards the phased construction to replace the 1960's pool house and update the utilities including gas, electric, water, sewer, storm drains. The Board discussed additional funding options including applications for Special District Grants, a bond or tax measure, construction loan and the collaboration with the newly forming Strawberry Recreation and Parks Foundation. Direction was provided to staff to develop a phased construction plan and place the item on future agenda for discussion and consideration.

### **D. Administration: Manager's Report:**

The General Manager provided a status report on the programs and services currently offered by SRD. The Board was provided updates on building permits status and construction timelines for the Tennis Court and Dock projects. An update was provided regarding the request to host a fire prevention workshop that the organizers relocated to the Seminary property. The General Manager requested meetings with the Zone VI sub Committee, Public relations Sub Committee and the Human Resource Sub Committee in preparation for developing 2018 strategic business plans, rates and fees.

The General Manager provided an update on the SRD Emergency Preparedness Plan and initial steps to acquire and organize supplies. The General Manager notified the Board of the reassignment of attorney Jenna Brady by County Counsel and the new appointment of attorney Michael Jorgensen as SRD Legal Counsel. The Board was informed that LAFCO has also had a chance in

executive staff and that Keene Simonds has left LAFCO and an interim has been appointed. SRD will begin its LAFCO review in 2018/19. The Board provided direction to staff.

**E. Board Member Items/Good of the Order:**

**Sub Committees:** Public Affairs and Outreach, SRD Public Meeting Sub Committee, Finance, Human Resources Sub Committee, Design Sub Committee, Zone IV & Property Maintenance.

Director Marino addressed the SRD Board with community updates on Strawberry items. The Strawberry Design Review Board was discussed as well as their upcoming review of the Seminary proposal on Oct 2. The Board discussed future SRD meeting dates.

**F. Adjournment:**

**G. Proposed future Regular Board meetings:** October 3, 2017 6:30pm Closed 7pm Open Session.

Chair Nichols thanked the Board members for their discussion commenting that he will take it into consideration when setting future agenda.

There being no further business to come before the Board, Chair Nichols motioned that the meeting be adjourned, seconded by Director Marino. The meeting was adjourned by Chair Nichols at 9:08PM.

**The next regular meeting of the Strawberry Recreation District Board of Directors will be held on: Tuesday, Oct 3, 2017 at 7:00pm in the 1<sup>st</sup> floor meeting room.**

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Secretary, Board of Directors Strawberry Recreation District

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Chair, Board of Directors  
Strawberry Recreation District