

STRAWBERRY RECREATION DISTRICT
BOARD OF DIRECTORS MINUTES

Date: **November 28, 2017**

Time: 6:30pm Open Session

Chair Nichols called the regular meeting of the Board of Directors of the Strawberry Recreation District to order at 6:35PM.

OPEN GENERAL SESSION /Call to Order and Establishment of Quorum:

Present were Directors Bohner, Francis, and Nichols. District General Manager Leanne Kreuzer, and members of the public were also present. Director Marino arrived at 7:15pm to the meeting. Director Francis excused himself from at 7:30pm from the meeting.

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: Fiscal Items moved to follow B1 and B2 items.

B. Old Business – Items

- 1. Discussion /Action Item:** Proposed Transition Plan for the Pool House (Phase 2) retaining 2 gender neutral toilets, gender neutral outdoor showers and a lifeguard office, proposed new construction including artificial turf, decking, retrofit of one ADA toilet stall and one ADA shower area. Discuss new proposed materials, construction elements, costs and impacts on services, and user groups.

Director Francis addressed the attending Board members expressing strong disagreement with the Board's decision to demolish the Pool House. The Board discussed the structure, access, safety and condition of the Pool House. Director Francis expressed concern relating the Independent Journal's initial article indicating that the costs were estimates at 8K. Staff responded that the IJ reported ask Adam Winig of Arcsine Architecture for the approved fees for his services related to the demolition. Mr. Winig replied 8.100. The IJ article was inaccurate in their reference to Adam's response indicating it was the entire project budget additionally misquoting staff. Staff recalled that the IJ sent a photographer that was spotted on the property during a site visit by the Architect and his team. A short time later a reporter arrived and was on the property for less than 10 minutes in total before leaving to cover the Sausalito/101 Highway fire that was actively burning.

Director Francis expressed dissatisfaction with the professional service providers dismissing the structural engineer report and discussion with the Board as well as the Casp certified report and discussion with the Board.

Director Francis expressed dissatisfaction with the Board members and staff relating to the decision to demolition the Pool House and the classification of the project as a public safety emergency.

The Board discussed financial reports and a request was made by Director Francis to utilize his spread sheet to report to the Board on projected costs and expenditures related to the Demolition and Transition Plans. The Board reviewed the items proposed and provided direction to staff.

Director Marino arrived to the meeting at 7:15pm and following a brief summary of the earlier discussion joined the discussion.

Staff referenced product samples and related cost estimate sheet of proposed materials for the Transition Plan retaining 2 gender neutral toilets, gender neutral outdoor showers and a lifeguard office, proposed new construction including artificial turf, decking, retrofit of one ADA toilet stall and one ADA shower area. Director Marino commented that she did not favor allocation of funds for new materials or new finishes in the pool area. Director Bohner commented on the materials and quality of products. Director Nichols reviewed the Design Sub Committee's process of exploring various options to provide access to showers and toilets from the pool deck. Staff provided a review of the task given to the Design Sub Committee and staff by the Board. Direction was to work with Arcsine's design team and report to the Board options for providing minimal facility features in the 2-5 year transition period. Arcsine's proposal presented at the October and November meetings included modular building structures and trailer options to serve the need for a lifeguard warming station and administrative check in area. Staff met with County of Marin Environmental Health and established that on-deck outdoor showers would need to be tied to sewer lines rather than storm drains and require a covered roof. The cost of installing new structures and utilities resulted in the decision to retain the sauna for the LG
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office, 2 toilets and 1 shower area. Staff and the Design Sub Committee worked together confirming that the most cost effective plan was to retain the women's existing shower area and transition it into a gender neutral on deck shower area. Staff communicated that if the structure for the shower area was to remain than strategically retaining a viable portion of the adjacent toilet area would provide a drinking fountain, water spigot, suit spinner and power outlet as well as two toilet stalls.

Arcsine was asked to provide material options for the remaining areas and the transition surface materials. Director Francis reiterated his dissatisfaction with the decision to demolish the Pool House and expressed concerns that the area would be left unusable during the transition proposing the Board consider installing concrete in the interim. Director Marino restated that she is not in favor of installing any concrete that would then need to be demolished in 2-3 years. Director Francis commented that he believes the timeline is more likely to be 10 to 15 years. Staff addressed the Board referencing the materials commenting that it was the intention of staff to provide line item information for discussion and review and determine the direction to staff on each line item. The Board discuss new proposed materials, construction elements, costs and impacts on services, and user groups. Director Francis excused himself from the meeting at 7:30pm.

Director Marino reiterated that she did not approve of the Board spending additional funds for new construction or new materials providing examples of experiences with other organizations in which services were limited and the patrons supported the transition plans towards overall improvements. Chair Nichols and Director Bohner recalled the process and selection and review of the proposed materials and concurred with Director Marino that the Board should refrain from refurbishing with new materials and keep costs for the transition plan low.

Staff addressed the remaining Board members once again indicating that it was the intention of staff to provide information for a work plan meeting in which the Board would review each item, discuss and provide direction to staff. Staff apologized for the resulting ineffective nature and direction the discussion took on the item.

Staff returned to discuss the key elements identifying items and related costs estimated to exceed the current 2017/18 Fiscal Budget as related to the Board discussion in September and Board decision in October to proceed with the emergency demolition of the Pool House in response to public safety concerns.

\$ 11,872 Installation of new pool enclosure fencing and entry gate

\$ 1,800 Sauna transition to Life Guard Office staff requested to install reclaimed windows and entry door

\$ 3,700 Exterior wall finish and cladding on the west facing Equipment Room wall and the east facing Life Guard Office wall.

\$ 1,500 purchase and installation of a sliding glass door in the Life Guard Office to improve visibility and service.

Staff reiterated the fence and approximately an additional \$7,000 would provide limited features without limiting new materials to the sliding door and eliminating new construction as part of the transition Plan

Motion: Move to Approve retaining the equipment room, sauna transition to a life guard office, drinking fountain, spigot, suit spinner and power outlet.

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

- 2. Discussion /Action Item:** 2017/18 Fiscal Budget Amendment associated with costs for the Transition Plan to retain elements of the existing Pool House structure to include 2 gender neutral toilets, gender neutral outdoor showers and a lifeguard office, proposed new construction including artificial turf, decking, retrofit of one ADA toilet stall and one ADA shower area.

The Board discussed the items in B1 and the estimated budget increase summarizing the approximately 12K for the fence enclosure and 7K for the life guard office. Staff cited the range for purchase of the sliding door and installation as approximately \$1500.

Staff discussed the main building gas service line upgrade and the elevator electrical supply upgrade noting that the funding for the utility upgrades is allocated in the Measure A workplan for both 2016/17 and 2017/18 along with the Tennis Court Light Renovation and electrical utility upgrade. Funding will be available from the 2016/17 Measure A surplus for this project and the budget will reflect additional expenditures related to this next section of approximately 75 linear feet of trench and upgrade to the utilities bringing them from the exterior of the pool building and entry into code compliance underground. Staff recommended the Board reference the budget adjustment for the expenses related to the utility trench and upgrade.

Motion: Move to Approve 2017/18 Fiscal Budget Amendment for exterior siding on the equipment room and sauna, related items to transition the sauna into a life guard office including windows and doors at 7,000. chain link fence enclosure at 12,000 and costs related to utility upgrades for the Main Building gas line and Elevator electrical supply line and trench.

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

FISCAL REPORTS – CONSENT CALENDARS:

A. Fiscal Reports - Consent Calendar

1. Transfer of Funds
2. Approval Professional Service Contract: Conscious Construction

- **Motion:** Move to Approve Item A2 Fiscal Reports – SRD Professional Service Contract for Conscious Construction in the amount of 157,029.52 for the Emergency Demolition of the Pool House executed by Nute Engineering in collaboration with staff as directed by the Board.

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

Director Marino expressed interest in the reviewing the costs associated with trailers in the parking lot providing facilities during phased construction and reiterated her interest in maintaining low costs during transitions and allocating resources to the future new construction of a second community building.

C. Administration: Manager’s Report:

Moved forward to a future meeting

D. 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.

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 Bohner. The meeting was adjourned by Chair Nichols at 8:30 PM

The next regular meeting of the Strawberry Recreation District Board of Directors will be held on: Tuesday, December 12, 2017 at 7:00pm in the 1st floor meeting room.

Secretary, Board of Directors Strawberry Recreation District

Chair, Board of Directors
Strawberry Recreation District