

REGULAR BOARD OF DIRECTORS MEETING
Mendocino Community Center
998 School Street
Mendocino, CA 95460
Wednesday, February 16, 2011
5:30 pm

1.0 Meeting called to order by David Yeomans at 5:00 pm. Members present were Chair David Yeomans, Harold Sipila, Cesar Yanez, Bill Hayes and Jason Hurst.

2.0 M/s/c: Sipila/Hurst to approve agenda as presented.

3.0 M/s/c: Yeomans/Yanez: To approve the minutes of Finance Committee for Jan. 18 and Feb. 1, 2011 as presented. The minutes for the January Board meeting were tabled to the next meeting.

4.0 No public participation.

5.0 Correspondence:

a) Letter from League of Women's Voters requesting allowance of alcohol at an event at the Starr Center. Request will be reviewed for approval by Executive Director.

b) The Starr Foundation submitted a letter with a check and announced that they have approved the continuation of the local scholarship program.

6.0 Staff Reports: There was some discussion regarding the locker room floors.

6.1 Peg reported that the Fiesta Fundraising Event was hugely successful, and everyone had a wonderful time. The net revenue from the event was close to \$6,000.

7.2 Cesar noted a blister on the roof and parking lot issues that will be submitted for repair under warranty.

Jason noted that there will be a volunteer working with maintenance, Jeff Brown, to review pool chemical use and make recommendations for savings.

Harold reported that he attended a biomass meeting and they requested a copy of the delineated wetlands report.

7.3 Susan Larkin, president of the "Friends of MCRPD" reported that they will begin to meet monthly due to the amount of requests for their involvement. The cyclist group would like to have the Friends sponsor their "Fat Tire Festival" in October. Kate Hayes resigned from the group, so they will be seeking volunteer Board members. Mary Weaver is still looking for an opportunity for a thrift store, but no space for it has yet been identified. The "friends" may also be helping to sponsor a basketball tournament fundraiser on June 25-26. The Friends and volunteers have sent out hundreds of thank-you letters.

Cesar noted that the person who was supposed to be placing the tiles did not work out, so he has contacted another volunteer and they will soon be placing the tiles.

7.4 Jim met with Chuck Kempe of Kemgas, and Kemgas will be putting into effect the original contract that was never put in place for .18 cents over cost, and he has agreed to refund the District approximately \$13,000. The District will realize a \$750 monthly savings.

7.5 Jason reported that the Botanical Gardens is working on next year's budget. This year's revenue was considerably short and they have been taking from the reserves to operate. An attempt is being made to rectify that for next year through the budgeting process. Ry will have a presentation regarding Master Plan revisions next meeting.

7.7 David and Jason met with RCRC Board and discussed the survey for the tax measure, and discussed potential services that could be provided on the South Coast. The survey needed to be meaningful to the South Coast, due to the fact that little services are currently offered.

8.1 Dredging Spoils Report: Jim presented a document to the Board that gave a background of the District's association with the Harbor District, conclusions based upon a recent meeting of several agencies, and recommendations to the Board. Jim also made these recommendations orally to the Finance Committee. The Harbor District has decided to do no additional testing of material, and has decided to seek other sites for disposal of 45,000 CY of spoils. This was for one-time disposal. MCRPD has not pursued a long-term permit for a landfill to receive the spoils long-term. Jim's recommendations are that the District dissolve the letter of agreement with Noyo Harbor District, request reimbursement for the cost of material testing, cancel the suspended contract with Lawrence and Associates, and the MCRPD remains willing to cooperate with other public agencies and private parties to obtain permit to receive the dredge spoils on the site. David asked about the repercussions of requesting the reimbursement of testing costs. Jim thinks it is the Board's fiduciary responsibility to request reimbursement based upon the letter of agreement.

M/s/c: Sipila/Yanez to approve the staff recommendations noted in the document provided.

8.2 Resolution 11-03 Declaring the Regional Park and Golf Course Property as surplus: Jim noted that this is a necessary step in getting the property on the market. Bill asked if it was the entire property, and not just the parcel with the Golf Course plan. Jim noted that there are two parcels that could be divided and sold separately, but one parcel would not fulfill our agreement with the bank. David commented about Jim's tenacity in trying to save the property and the project, with the sad realization that it has to be let go.

M/s/c: Hurst/Sipila to approve Resolution 11-03 to declare the Regional Park and Golf Course Property as Surplus Property.

Jason Hurst stated that his "no" vote is registered as symbolic, based upon his family's many years of trying to see the success of the projects on this property. All other Board Members voted "aye".

8.3 Skate Park Advisory Committee and By-laws. Melissa noted that the Board requested at an earlier meeting that the skate park advisory "board" be named a "committee", but the Joint Use Agreement refers to it as a "board". The recommendation is to keep it consistent with the Joint Use Agreement and call it an "Advisory Board". Legal counsel does not see an issue with the Brown Act requirements for notification of meetings.

M/s/c: Yanez/Sipila to approve the Skate Park By-laws with the advisory group referred to as an "Advisory Board", and their meetings to be conducted as needed, with reports to the Board following their meeting. Agenda item under "Other Reports". City has received a grant to complete the Skate Park and will request bids in August. There was discuss

M/s/c: Hurst/ Hayes to appoint the four interested applicants, plus the MCRPD representative Melissa Ivankay, as well as Chris Carterette as the City of Fort Bragg representative.

8.4 Financial Statements for December, 2010. Jim made comments regarding the financial statements. They now show a comparison for the year prior. He noted that Mendocino has made a lot of improvements in revenue increase and expenditure reduction. While there will still be some reduction in staff costs at the Starr Center, the utility bills remain the largest expense that needs to be reduced in some manner.

M/s/c: Hayes/Yanez to approve the December, 2010 Financial Statements.

8.5 Second Quarter Budget Comparison: A document with quarterly comparisons was included in the Board packet, and was also reviewed by the Finance Committee. It is a summary of the cash flow report by quarters comparing 2010 to 2009. Jim noted that the revenues are up over 13% at both facilities. The operating expenses have been reduced by 42%. The salaries decreased by 30%, which reflect three unpaid or unfilled positions. Jim noted a cost recovery of 73%, and feels confident that we'll achieve 75%. David commented that we've come along way, but we're still not making it. Jim said in May we will still be in the red \$100,000. Jim filed a plea for additional funds on MCTV. He will be working on a plan for June operations.

8.6 Resolution 11-04 Amending the Final FY 2010-2011 Operating Budget:

Jim presented and reviewed a document titled "mid-year budget revisions". Jim commented that the revisions are based upon the actual revenue and expenses. He covered most of the revisions by line-item. He noted that many of the projections were ambitious and a lot of the projections are not materializing as reality. Jason noted that the swim teams are year round revenue and noted the recent negotiations. Jim said that there had been negotiations to charge lane rental use during this prime time and in the most operationally expensive pool. An agreement for facility use has been reached with both teams. Jim noted that the Real Water sale line-item maybe conservative. Jim said he will be drafting a letter to Westamerica Bank requesting the next property payment be moved to the end of the contract in order to have time to negotiate the sell of the property. Jim also noted that the meetings with MUSD have resulted in the school district participating in the cost of maintenance and improvements to the facility, rather than reduction of rent.

M/s/c: Yanez/Sipila to adopt Resolution 11-04 Amending the Final FY 2010-2011 Operating Budget.

Jason asked about the decision made in December to hold off on closure until February. He notes it is not an agenda item, and wanders if we'll be faced with that prospect again. Jim said that he is concerned about June operational costs, but he does not think that closure is an imminent possibility.

8.7 Regular Claims for January, 2011: David would like the auditor check withheld until services are final. Jim noted the prop 40 expenses.

M/s/c: Sipila/Hurst to approve regular claims in amount of \$42,113.08.

8.8. Property Tax Support Survey: Jim noted that the initial draft survey displayed a lack of understanding of the logistics of the Coast. The decision was to have focus groups from the three areas of the District meet and comment on what the survey should contain based upon the needs.

Jim said that once the survey has been given approval to go forward, it would be only a matter of weeks to the results. However, he is not confident that the Board will be ready to be on a ballot in June, if there is a June election, (none is scheduled) and he is skeptical regarding the financial climate. Cesar asked if the survey would help us to determine if we should hold an election in June. Jim said that it was a good possibility that the survey would show the District if there was enough positive support to move forward with a June ballot, and would also show if there are areas the District needs some work. Jason voiced his concern about the cash shortfall again in December. Bill thinks that it would be in our favor to have a June election that has one item, due to the focus on that measure. He also wants to ride the current wave of support. David thinks the District should move forward with the survey and quickly evaluate the outcome and make a decision to move forward, or wait. Steve Lund agreed with Jim's comments and M/s/c Yanez/Hayes: Authorizing the conduction of the survey.

8.9 Outdoor Recreation Status Report: Fort Bragg Project is complete, except for urchin shells, which have been secured and are being seasoned right now, prior to delivery. The FBUSD has given us permission to include an access gate to the Redwood Elementary School field from the center of the Southside project fence line. Mendocino's project is about three weeks behind schedule, but the bills have been received and the project completion packet will be submitted soon. Jim thinks that the amount of donations, trades and volunteer efforts to this project are substantial and may have provided and even match contribution to these projects. Bill asked about repairs to the Friendship Park, and whether or not it was from the same source of funding. Jim noted that it was work done by Ely from Mendocino Water Works, which ended up being a donation for trade. Beth noted that the Mendocino Community Foundation grant results should be available soon. It was a request for \$5,000 for this project.

8.10 Prop 84 Grant Proposal Funding Priorities: Jim Levine noted their interest in an aquatic facility on the South Coast. They have a Board Member who does grant work, and thinks a grant proposal with collaborative partners is feasible. Jim Levine thinks this partnership may help create support from the South Coast for a bond measure. Jim Hurst recommends a meeting from the strategic planning committee meeting to identify priorities and bring recommendations to the Board at a future meeting.

A Special Board Meeting will be held March 15th to discuss the prop 84 options, the venue to be determined.