



TOWN OF DISCOVERY BAY

A COMMUNITY SERVICES DISTRICT

President - Kevin Graves • Vice-President - Chris Steele • Director - Brian Dawson • Director - Mark Simon • Director - Ray Tetreault

**NOTICE OF AGENDA OF THE REGULAR MEETING OF
THE COMMUNITY CENTER COMMITTEE
OF THE TOWN OF DISCOVERY BAY CSD
Thursday December 1, 2011
REGULAR MEETING 3:00 P.M.
1800 Willow Lake Road, Discovery Bay, California
Website address: www.todb.ca.gov**

**Community Center Committee Members
Ray Tetreault, Chair; Chris Steele, Vice Chair; Bob Abbadie, Sean O'Toole, Jim Mattison**

REGULAR MEETING 3:00 P.M.

A. ROLL CALL

1. Call business meeting to order 3:00 p.m.
2. Roll Call

B. PUBLIC COMMENTS (Individual Public Comments will be limited to a 3-minute time limit)

The public may address the Committee on any item for the Committee's consideration that is on the agenda at the time that item is taken up. Any person wishing to speak must come up and speak from the podium. There will be no dialog between the Committee and the commenter. Any clarifying questions from the Committee must go through the Chair.

C. APPROVE MINUTES

1. Minutes of previous Community Center meeting dated November 8, 2011

D. REVIEW PRELIMINARY DRAFT – COMMITTEE REPORT TO BOARD OF DIRECTORS

E. REVIEW PROJECT PLAN AND MILESTONE SCHEDULE

F. SET COMMITTEE CALENDAR

G. FUTURE DISCUSSION/AGENDA ITEMS

H. ADJOURNMENT

1. Adjourn to next Community Center meeting located at 1800 Willow Lake Road – in back of the Delta Community Presbyterian Church.

"This agenda shall be made available upon request in alternative formats to persons with a disability, as required by the American with Disabilities Act of 1990 (42 U.S.C. § 12132) and the Ralph M. Brown Act (California Government Code § 54954.2). Persons requesting a disability related modification or accommodation in order to participate in the meeting should contact the Town of Discovery Bay, at (925)634-1131, during regular business hours, at least twenty-four hours prior to the time of the meeting."

"Materials related to an item on the Agenda submitted to the Town of Discovery Bay CSD after distribution of the agenda packet are available for public inspection in the District Office located at 1800 Willow Lake Road during normal business hours."



TOWN OF DISCOVERY BAY

A COMMUNITY SERVICES DISTRICT

President - Kevin Graves • Vice-President - Chris Steele • Director - Brian Dawson • Director - Mark Simon • Director - Ray Tetreault

MINUTES OF THE REGULAR MEETING OF
THE COMMUNITY CENTER COMMITTEE
OF THE TOWN OF DISCOVERY BAY CSD
November 8, 2011
REGULAR MEETING 3:00 P.M.
1800 Willow Lake Road, Discovery Bay, California
Website address: www.todb.ca.gov

Community Center Committee Members
Ray Tetreault, Chair; Chris Steele, Vice Chair; Bob Abbadie, Sean O'Toole, Jim Mattison

REGULAR MEETING 3:00 P.M.

A. ROLL CALL

Call business meeting to order 3:03 p.m. by Vice Chairman Steele and all members were present with the exception of Committee member Tetreault and O'Toole. Committee member O'Toole arrived at 3:05 p.m.

B. PUBLIC COMMENTS (Individual Public Comments will be limited to a 3-minute time limit)

Resident Don Flint addressed the Committee requesting that Committee meetings be recorded.

Byron Union School District (BUSD) Board member Jill Sprinkle informed the committee that there is a new gymnasium being constructed at Excelsior School, as well as a recently completed auditorium for performing arts and related activities. Ms. Sprinkle indicated that she wanted to make certain that the School District and the CSD do not have competing services.

C. APPROVE MINUTES

1. Minutes of previous Community Center meeting dated October 18, 2011

Motion by: Member Abbadie to approve the minutes of the October 18, 2011 Community Center Committee meeting

Second by: Member Mattison

Vote: Motion carried – AYES: 4, NOES: 0, ABSENT: 1 – Tetreault

D. BUILDING TYPES/CONSTRUCTION TECHNIQUES

General Manager Howard introduced Mark Lee, a local architect. Mr. Lee was commissioned by the Discovery Bay Lion's Club to develop the initial set of community center plans.

Mr. Lee identified four (4) types of building techniques – Concrete/Concrete block; concrete/masonry; wood construction; and steel frame. Based upon cost, Mr. Lee recommends wood construction as being the most cost efficient.

Mr. Lee estimated that the construction cost for the facility would be approximately \$125/sq.ft. He did state that it would be a "plain vanilla" facility at that cost. Additionally, that cost does not take into account prevailing wage.

There was a discussion between the Committee, Mr. Lee, and the Public.

Mr. Jeff Barber asked questions about seating capacity and fabric buildings.

Mr. Don Flint asked questions about the twelve (12) Lots and prevailing wage.

E. FUNDRAISING AND FOUNDATION OPPORTUNITIES

Mr. Bob Zuer of Development Management Associates provided a presentation regarding the establishment of a Community Foundation to possibly be the fundraising arm of the Community Center Project. Mr. Zuer explained the process of obtaining the proper state and federal approvals to create a non-profit foundation.

Mr. Zuer further explained the process and the methodology associated with foundations, and what makes them successful.

The discussion continued between the Committee, the Public, and Mr. Zuer.

F. REPORT ON ACTION OF THE BOARD OF DIRECTORS AT THE NOVEMBER 2, 2011 REGULAR MEETING

General Manager Howard updated the Committee on the action of the Board at their meeting on November 2, 2011. The Board directed two (2) Board Members, and the General Manager, to meet with the County and the Hofmann Company to discuss the twelve (12) Lots and a possible alternative location.

G. PRELIMINARY DRAFT – COMMITTEE REPORT TO THE BOARD OF DIRECTORS

General Manager Howard stated that he had taken the information from prior Committee meetings and has developed a draft report from the Committee to the Board. The General Manager stated that he would email the draft report to the Committee for their input and feedback.

H. REVIEW PROJECT PLAN AND MILESTONE SCHEDULE

Committee member O'Toole presented and updated the Committee on the Project Plan and Milestone Schedule.

I. SET COMMITTEE CALENDAR

The next Community Center Committee meeting is scheduled for Tuesday, November 29, 2011 at 3:00 p.m.

J. FUTURE DISCUSSION/AGENDA ITEMS

Provide an update and status report to the Committee regarding the Hofmann/County/TODBCSD discussions.

L. ADJOURNMENT

The meeting was adjourned at 4:38 p.m. to next Community Center meeting on November 29, 2011 at 3:00 p.m. located at 1800 Willow Lake Road – in back of the Delta Community Presbyterian Church.

RH/cmc – 11.16.11

**PLEASE NOTE – The date of the next meeting has been changed to
Thursday December 1, 2011 at 3:00 p.m.**