

**RIO LINDA ELVERTA RECREATION AND PARK DISTRICT  
810 Oak Lane, Rio Linda, California 95673**

**BOARD OF DIRECTORS REGULAR MEETING  
MINUTES  
April 17, 2024**

**Call to Order**

Vice Chairperson Charlea R. Moore called the meeting to order on April 17, 2024 at 6:00pm. Present were Directors Robert Bastian, Wayne Del Nero, and Troy Golden. Staff members present included General Manager Mike Heller, Administrative Services Supervisor Annette Hernandez, Parks Supervisor Don Davidson, Recreation Supervisor Alissia DeSalles, and Office Aide Sarah Quelland. Due to a family emergency that required her to be out of town, Chairperson Lisa L. Morris joined the meeting via Zoom Communications at 6:29pm. The meeting was also broadcast on Zoom Communications.

**Public Comments**

There were no public comments this month.

**Introduction of Guests**

The following guests were present for the meeting: Sheena McGowan, who was present to officiate the official Oath of Office to new Board Director Golden.

**Presentations & Announcements**

New Board Director Troy Golden was given the official Oath of Office which was officiated by Director Golden's partner and Rio Linda resident Sheena McGowan.

Upon completion of the Oath of Office and a round of applause for the new Director, Vice Chairperson Moore said, "Congratulations. It was very nicely done."

**Written Correspondence**

Referring to the California Association of Recreation and Park District's Call for Nominations for the two Director-at-Large positions and one Administrator Rep position that are up for election, Vice Chairperson Moore asked if anyone at the meeting was interested in being nominated. In particular, she asked General Manager Heller if he would be interested. General Manager Heller responded that he does not have plans to be nominated presently but may be interested in the future.

**Consent Calendar**

Agenda Item #7, the General Manager's Report, was pulled by Vice Chairperson Moore. She requested an update from Staff on the situation with the Depot Roof.

- General Manager Heller informed the Board that District staff has not yet put out a new RFP due to suggestions from both Custom Copper and Sheet Metal Roofing as well as Vice Chairperson Moore's research on roofing companies and the history of the building, which is 20 years old. Vice Chairperson Moore requested that Staff work with Sacramento County to see if the original roofer could be located.
- General Manager Heller added that he has sent a public records request to Sacramento County to acquire the original paperwork from the building construction. He has discovered that the original architect was English Harper Reta Architects. Their firm

dissolved in 2009 and was taken over by HRGA Architects (HRGA) and has different people in charge.

- General Manager Heller stated that he will continue to explore any warranties documented for the original Depot Building roof and will keep the topic as an open item with monthly updates for the Board as more information becomes available.
- Vice Chairperson Moore asked the Board if there were any questions.
- Director Del Nero expressed his doubts that the attempts to find the paperwork for the warranty information will be successful as the Recreation and Park District were not provided with all of the paperwork when the building was turned over to the Park District.
- Vice Chairperson Moore explained when the Depot Building was initially built, Sacramento County put up the funding and the RLERPD paid it back over time. Consequently, she said, Sacramento County had all of the original paperwork generated from the construction of the building. She added that after that, a former Board Director learned that all of the RLERPD's holdings, including parks and buildings, were being held by Sacramento County and made successful efforts to have all deeds and titles for the District's parks and buildings transferred and signed over to the District.
- Director Del Nero said he was still skeptical that the roof warranty paperwork can be located.
- Vice Chairperson Moore said she thinks Sacramento County needs to produce it and that the District should be assertive in their requests. She added that Supervisor Sue Frost is an ally and huge supporter of the District.
- General Manager Heller stated he has developed a positive working relationship with Todd Smith, Planning Director at Sacramento County Planning and Environmental Review, and will reach out to him for direction in finding the original paperwork.
- General Manager added that for now the Depot Roof project is on hold and that he has pulled the Resolution for the project back.

#### **Motion No. 1**

**It was moved by Vice Chairperson Moore and Director Bastian seconded the motion to table the Request for Proposals for the Depot roof repair until District Staff could properly investigate the original Sacramento County Contract and potential warranty on the roof. Motion carried: Ayes; (4); Noes; (0), Abstain; (0), Absent; (1)**

Agenda Item #2, the Minutes of March 20, 2024, was also pulled by Vice Chairperson Moore. She stated that she does not want new gutters and downspouts for the Depot Building re-roof project and wants that deleted from the March Minutes.

#### **Motion No. 2**

**It was moved by Director Del Nero and Director Bastian seconded the motion to approve the consent calendar as follows, with Agenda Item #7 pulled by Vice Chairperson Moore and an agreement to table the RFP for the time being, and Agenda Item #2 being pulled by Vice Chairperson Moore with a correction being made to the Minutes: Received and filed: (1) Park Police Monthly Report (March 2024); Approve: (2) Minutes of March 20, 2024 Board of Directors Meeting; (3) Cash Disbursements, March 31, 2024; (4) Finance Report, March 31, 2024; (5) Park Maintenance Monthly Report, March 2024; (6) Recreation Monthly Report, March 2024; (7) General Manager's Report, March 2024. Motion carried: Ayes; (4); Noes; (0), Abstain; (0), Absent; (1)**

#### **General Business**

**Agenda Item # 8:** Discussion – The Board of Directors was asked to provide recommendations and offer input for capital projects to be addressed in the upcoming preliminary budget. Proposed capital improvements and SAFCA acquisition requests up for discussion include re-roofing the Depot Building; resurfacing the parking lots at the Community Center, Westside Park, Hayer Park, the Central Park Horse Arena and Northbrook basketball court; purchasing a replacement riding lawn mower and replacement pick-up truck; installing security cameras at Babe Best and Westside parks; fixing the gazebo roof in Depot Park; installing fencing for the BMX track and Central Park Horse Arena; and demolition and replacement of the Harvey House.

General Manager Heller informed the Board that staff is currently working on a preliminary budget with a final draft expected to be ready in July or August of 2024. He told the Board that the District was happy with the pricing and quality of the vendor that resurfaced the parking lot at Babe Best Park and would recommend hiring that vendor for future projects, such as the parking lot projects at the Community Center and Westside Park. He stated that capital improvements under consideration include repairing the roof of the gazebo in Depot Park, improving lighting at the Central Park Horse Arena, and installing security cameras at Babe Best Park and Westside Park. He added that the District Parks Division needs a new mower as the current one has hit its hours and is frequently in need of repairs. He also said the District Parks Division needs a replacement truck as the two Ford F-150's are ready to be parted out and will not pass mandated smog emissions testing.

Vice Chairperson Moore thanked General Manager Heller and asked the Board if there are any questions or comments about the capital projects.

Director Bastian stated that these issues were discussed at the last Administration and Finance Committee meeting. He said at the meeting they were debating between recommending a Ford F-150 or a Ford F-250 due to the latter's superior hauling capacity for heavy equipment and trailers, such as that used by District maintenance staff. Director Bastian added that he agreed that the roof of the gazebo in Depot Park was dilapidated and should be replaced.

Vice Chairperson Moore thanked Director Bastian and asked Director Del Nero for his thoughts.

Director Del Nero agreed that many of these projects should be done. He also stated that he approves of looking seriously at making improvements to Hayer Park and the Central Park Horse Arena.

Vice Chairperson Moore agreed and then asked new Director Golden if he had any thoughts.

Director Golden asked how many of the proposed projects will realistically be done since the budget can't accommodate all of them.

General Manager Heller responded by saying the Depot Roof project, the parking lots at the Community Center and Westside Park and the new truck and mower were high on the list of priorities. He added that new and additional security cameras, especially at Babe Best and Westside parks, are very important, due to an increase in incidents of vandalism in the area. General Manager Heller also said the gazebo roof shouldn't be a big expense and suggested a metal roof could be installed, which may save money, so that's in consideration. He estimated that approving five to six items is a realistic goal for this fiscal year.

Vice Chairperson Moore asked Chairperson Morris, who attended via Zoom, for her comments on the capital improvements list. Chairperson Moore said that she agreed with the list.

Vice Chairperson Moore thanked Chairperson Morris before addressing issues surrounding the Central Park Horse Arena. She expressed dismay that revenue is being lost daily by not having it up and running properly and looking nice. She said they're looking into getting grant money to make improvements to the horse arena to make it more appealing and generate more revenue. She added that as far as she knows, it's the only free public horse arena in Northern California, from Rio Linda all the way to the California/Oregon border.

### **Board of Directors Committee Minutes**

Administration/Finance Committee – Met on April 9th. Chairperson Charlea L. Moore, Director Robert Bastian, General Manager Mike Heller, Administrative Services Supervisor Annette Hernandez, and Parks Supervisor Don Davidson were in attendance. The Minutes from the March 12, 2024 meeting were reviewed. March Financials and the Compass Report, the Depot Building roof RFP, and recommendations on capital projects for the preliminary budget for the 2024-2025 Fiscal Year were discussed. Though it was not on the agenda, revenues were also discussed.

Park Planning Committee – Did not meet.

Safety and Security Committee – Did not meet.

Fire House Museum Committee – Did not meet.

Dry Creek Parkway Committee – Did not meet.

LAFCo Committee – Did not meet. Next meeting scheduled for April 30.

### **Board of Directors Comments**

Director Golden asked the Board if it would be possible to find out how much revenue is being lost by not having the Central Park Horse Arena in prime condition and how that number might compare to what it would cost to make all the necessary improvements. He suggested it might be worth the investment if it would generate more income for the District and would like to see the numbers.

General Manager Heller informed him that there were four rodeo rentals of the Central Park Horse Arena last year and one so far this year. He stated that the arena hasn't been used to the fullest of its capabilities in at least 10 to 12 years.

General Manager Heller and Vice Chairperson Moore agreed that it was a good idea to research similar facilities, such as the Sacramento Horsemen's Association (SHA), the Orangevale Horse Arena and the Triple Crown Equestrian Center in Lincoln. Vice Chairperson Moore stated that those three were the most compatible to the RLERPD's facility and that the Murieta Equestrian Center was not a good comparison because it's a much bigger and more established facility.

General Manager Heller said he would conduct research on the Horse Arena and have information ready by next month's Board meeting.

Vice Chairperson Moore added that the Elkhorn BMX track is very well known, but more focus should be placed on improving and advertising the Horse Arena.

Director Del Nero thanked everyone and said he's glad the conversation is happening about the Horse Arena and that he's looking forward to talking more about it. He said he remembered when

Westside Park was overgrown with weeds and had broken lights and had fallen into disuse, but now that it's been improved, people are actively enjoying it again. He said he would like discuss ways to make better use of the Horse Arena.

Director Bastian thanked the Board for everything, welcomed Director Golden and thanked the District staff. He mentioned he saw Parks Supervisor Davidson in the parks repairing the grass that was damaged by the latest act of vandalism and thanked him and his team for working on it and getting it back to perfect. He also thanked Recreation Supervisor DeSalles and said he was sorry he didn't make it out to the Eggstravaganza in March due to other commitments and rainy weather. He closed by thanking Administrative Services Supervisor Hernandez and General Manager Heller.

Chairperson Morris gave her comments via Zoom. She welcomed Director Golden and thanked the staff, Vice Chairperson Moore, General Manager Heller, and the Board of Directors. She agreed that improvements to the Horse Arena should be considered to see how to generate profit rather than lose money at that facility.

Vice Chairperson Moore gave a special shout out to the Eggstravaganza and said she thought the new Easter Bunny costume was very nice and a good upgrade from the previous costume. She said she thought there was a good turnout for the event, despite the rainy weather, but also said the numbers weren't as high as in past years. She thanked Parks Supervisor Davidson for being so quick to address graffiti and other vandalism in the parks and said she is very impressed with how nice the parks look. She also thanked Administrative Services Supervisor Hernandez for working on the budget and finances, which she said cannot be easy. She also thanked General Manager for everything he does and said despite being "rough" on him about the Depot Roof, she really does appreciate him. In closing, she thanked everyone present on the Board as well as Chairperson Morris who attended via Zoom.

#### **General Manager Comments**

General Manager Heller informed the Board that they should expect to receive a preliminary budget with their next Board package and asked that Board members bring the budget information with them to the May 2024 meeting. He said there will be a public hearing regarding the budget in June and that he expects it to be a four-month process.

General Manager Heller also informed the Board that the May 2024 meeting will be a closed session meeting.

#### **Future Agenda Items**

There were no future agenda items.

#### **Adjournment**

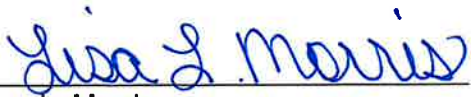
Vice Chairperson Moore adjourned the meeting at 6:49pm.

**APPROVED: Bastian, Del Nero, Golden, Moore, Morris**

**ATTEST:**

**ABSTAIN:**

**ABSENT:**



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Lisa L. Morris  
Chairperson, Board of Directors



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Robert Bastian  
Secretary, Board of Directors