



# TOWN OF DISCOVERY BAY

A COMMUNITY SERVICES DISTRICT

## SDLF Gold-Level of Governance



President – Bill Mayer • Vice-President – Bill Pease • Director – Kevin Graves • Director – Robert Leete • Director – Bryon Gutow

**MINUTES OF THE *SPECIAL* MEETING  
OF THE STANDING FINANCE COMMITTEE  
OF THE TOWN OF DISCOVERY BAY  
Thursday, March 7, 2019  
STANDING FINANCE COMMITTEE SPECIAL MEETING 10:00 A.M.  
Community Center  
1601 Discovery Bay Boulevard, Discovery Bay, California  
Website address: [www.todb.ca.gov](http://www.todb.ca.gov)**

### *Finance Committee Members*

*Chair Robert Leete  
Vice-Chair Bill Mayer*

#### **A. ROLL CALL**

1. Call business meeting to order 10:00 a.m. – By Chair Mayer
2. Roll Call – All Present.

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

None.

#### **C. DRAFT MINUTES TO BE APPROVED**

1. September 17, 2018 DRAFT Finance Committee meeting minutes – Approved.

#### **D. PRESENTATIONS**

1. Finance Update – None.

#### **E. DISCUSSION ITEMS**

1. Discussion Regarding Chair and Vice-Chair.

General Manager Davies – Provided the details regarding the Chair and Vice-Chair. The decision will be for the 2019 year Chair Robert Leete and Vice-Chair Bill Mayer.

2. Discussion Regarding Community Center Pool Financing.

General Manager Davies – Provided a background regarding the site assessment and geotechnical survey from Terracon and reviewed the options with the Parks and Recreation Committee; Parks and Recreation Committee's recommendation is to consider option 3. There was discussion regarding the ADA requirements.

Finance Manager Breitstein – Provided the details of 6 funding scenarios;

1. Continue with the Community Center Pool Refurbishment.
2. Build new pool (reutilize option 3 for the scenarios) finance with the Hofmann money and Wastewater Loan.
3. Build new pool (option 3) finance with Hoffmann money, Community Center Reserve and Wastewater Loan – 2 year payback.
4. Build new pool (option 3) finance with Hoffmann money, Community Center Reserve and Wastewater Loan – 4 year payback.
5. Build new pool (option 3) finance with Hofmann money and Commercial Loan.
6. Build new pool (option 3) finance with Hoffmann money, Community Center Reserve and Commercial Loan – 4 year payback.

There was discussion regarding the scenarios, items to consider with borrowing from Wastewater, interest payback (check with Auditors), and Hofmann money (Zone 8).

Public Comment Regarding:

- Times for Committee meetings and consideration of repair of existing pool (larger pool seems to be the decision made by the committees).
- Revenue for a larger pool that will pay for maintenance and cleaning.
- Generating income from a larger pool (events), Community Center building improvements.
- Lion's Club donating money, River Otters fund raising, renting out the pool for other activities.
- ADA compliance; bathroom facilities.
- Improvements to other recreational activities.
- Minimum pool upgrade for safety and other activities; water polo and scuba diving.

There was discussion regarding the options; finance options (possibly increase the number of years to payback).

Review longer paybacks and review other activities for the community. If the Board decides to move forward with the pool the recommendation is option 3. The decision comes from the Board (either fill with dirt, refurbish the pool or to go with any of the 3 options).

The discussion continued regarding the pool cost, RFP, design, and the possibility of an increase in the pool bids/cost.

General Manager Davies – Provided the details regarding the Programming Assumptions and impact on cost (staffing levels, operating costs, additional activities, and maintenance on the pool).

Public Comment Regarding:

- Special Interest cost/groups, year round use of the pool, maintenance of the pool and volume of the pool.

General Manager Davies - Thanked staff for the work done on this project.

Direction to Staff:

- Pool estimated cost to fill the hole.
- Go back to the original plan – rebuilding the existing pool.
- Scenario for extended payback financing.

The discussion continued that the pool project should be well considered. The items will be brought back to a Special Finance Committee meeting.

**F. FUTURE DISCUSSION/AGENDA ITEMS**

Water Revenue.

The Special Finance Committee meeting adjourned at 11:07 a.m. to the Closed Session.

**G. OPEN SESSION DISCLOSURE OF CLOSED SESSION AGENDA**

(Government Code Section 54957.7)

General Manager Davies - The Finance Committee will adjourn to Closed Session to discuss the matters identified on the Agenda as H-1.

**H. CLOSED SESSION:**

1. Conference with Labor Negotiator Pursuant to Government Code Section 54957.6  
Agency Designated Representative: Michael R. Davies  
Unrepresented Employee: All TODB Employees

**I. RETURN TO OPEN SESSION; REPORT ON CLOSED SESSION**

(Government Code Section 54957.1)

General Manager Davies - Reporting from Closed Session on item H-1 and there is no reportable action.

**J. ADJOURNMENT**

1. The meeting adjourned at 11:30 a.m. to the next Standing Finance Committee meeting at the Community Center located at 1601 Discovery Bay Boulevard.

//cmc – 03-08-19

<http://www.todb.ca.gov/agendas-minutes>