



# 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](http://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.**