

**Antioch Area Public Facilities Financing Agency  
Community Facilities District No. 1989-1**

**MINUTES**

**Board Meeting - August 2, 2010**

1. **Opening**

The meeting was called to order by President Ramus at 7:01 p.m. Ms. Wendy Richard was introduced as the interim board secretary. Roll Call was taken and board members Osorio, McNell, Parsons, Gibson-Gray, Ruehlig, and Ramus were present. Mr. Moore was absent but arrived at 7:02 p.m. A quorum was established.

2. **Flag Salute**

The Pledge of Allegiance was led by Ms. Gibson-Gray.

3. **Public Comments** - Public comments on non-agenda items relating to Mello-Roos issues (30-minute limit) - None

4. **Consent Calendar**

- A. Minutes of June 7, 2010 Meeting
- B. Invoices Dated August 2, 2010
- C. AAPFFA CFD 1989-1 Interim Financial Statement – Month Ending June 30, 2010 , Request for Budget Amendments for Fiscal Year 2009-2010, and Proposed Budget for Fiscal year 2010-2011

A motion was made by Ms. Parsons, seconded by Mr. Osorio, to approve the Consent Calendar. The motion unanimously carried.

5. **Regular Agenda**

A. UPDATE ON PREWETT PARK PROJECT

Mr. Lonnie Karste, City of Antioch, presented a slideshow n of the Prewett Park community project that started in April 2009, identifying the different areas and planned uses. He stated completion is scheduled for October 2010 and a dedication ceremony will be held in November. With the positive bidding environment, an amphitheater and other enhancements that were not originally part of the design were able to be included in the project. Project information is available on the Mello Roos website. He said that most of the building is complete, and work is currently being done on site improvements and landscaping. There is video surveillance throughout the facility. The fee schedule and facilities rental application will soon be online, and the City has already received some bookings. Recreation programs and library operations are targeted to commence mid-January 2011.

Mr. Karste said it is his understanding that the City could only contract out a small percentage of the facility operations to private contractors, because the facility was built with tax exempt bonds. He suggested the Mello Roos board explore this issue and get an opinion from Dan Bort, bond counsel.

Mr. Ramus asked Mrs. Merchant to formulate the questions she would ask Mr. Bort and email them to board members as to whether the City can sell the water park or allow it to be operated by a private entity before the bonds are paid off, or if all restrictions are removed after the bonds are paid off.

Ms Merchant commented that once all projects are completed and the bonds are paid off the Mello Roos board will no longer need to exist.

Mr. Ramus mentioned that there will be funds remaining after the current Prewett Park project is completed. Mr. Karste stated he anticipates \$2.5 million remaining for the next phase of Prewett Park. He said there is a master plan for Prewett Park and to finish the entire park without the library would be about \$6 million in today's dollars.

#### B. UPDATE ON INSTALLATION OF TECHNOLOGY AT SCHOOLS

Mr. Tim Forrester, Antioch Unified School District, reported that plans were submitted to the Division of State Architect (DSA) for installation of ceiling-mounted projectors at all schools. As of the end of March DSA hadn't reviewed the plans. He said the plans were subsequently returned to the District, because several schools (Jack London, Black Diamond Middle, Mno Grant, and Deer Valley High, phase 8) had not been closed out and certifications were required that work had been done according to the plans.

Mr. Forrester said the projects were split, separating the already closed out schools, and resubmitted plans. About 70% of classrooms are expected to get projectors depending on the bidding environment and what can be bought for the remaining budget of \$840,000. Currently, the project is on hold until DSA approves and returns the plans, and then installation will need to be scheduled when students are not in school.

#### C. FREQUENCY OF FUTURE MEETINGS

Ms. Merchant stated the City needs the October and December meetings as scheduled for cash flow, but starting in January it may be possible to hold quarterly meetings depending on the District's cash flow situation. A special meeting could also be held once the technology plans are out of DSA, since it would be several months before vendors would need to be paid.

Several options were discussed for payment of invoices, including preauthorization by resolution for routine budgeted payments and ratification of invoices at the next meeting, scheduling a special meeting if needed between meetings, or adjusting an already scheduled meeting. Mr. Ramus asked that the frequency of meetings be discussed by the Technical Advisory Committee and a recommendation be made to the board at the December meeting.

6. **Public Comments** – Public comments on non-agenda items relating to Mello-Roos issues (30-minute limit) - None

7. **Late Communications**

- A. Staff - None
- B. Board - None

8. **Future Agenda Items from Board Members**

Update on bonds.

9. **Future Meetings:** October 4, 2010 and December 6, 2010

10. **Adjournment**

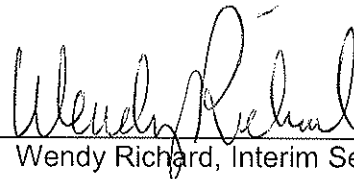
On a motion made by Ms. Gibson-Gray, seconded by Ms. Parsons, and unanimously carried, the meeting was adjourned at 7:55 p.m.



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Terry Ramus, President

10/4/2010



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Wendy Richard, Interim Secretary