

# **PALOMAR MOUNTAIN COMMUNITY SAFETY CENTER ACTION COMMITTEE MEETING**

**March 3, 2006**

The Palomar Mountain Community Safety Center Action Committee meeting was held at the home of Don and Bonnie Phelps' over-the-garage apartment on Palomar Mountain at 4:02 p.m. on Friday, March 3, 2006. Thom Burton acted as Chairman and Acting Secretary; Scott Kardel was the gatekeeper; and present were the five members: From the PMVFD: Linda Thorne and Robert Carlyle; from CCPM: Scott Kardel and Tom Burton; and Member at Large, Bonnie Phelps. Also present were consultants Earl Walls and Bruce Graves and, for other relevant portions of the meeting, Ann Sowards and Louise Walls.

## **DEFREEZE, PRIOR MINUTES AND AGENDA**

After a defreeze, approval of the prior minutes as presented and negotiation of the agenda, which had been distributed by email a day prior to the meeting, the following business transpired:

## **ANN'S DRAWING**

Artist Ann Sowards was present to discuss her drawing of the proposed Palomar Mountain Community Safety Center. At the outset, Tom Burton thanked her once again for her efforts on behalf of the community center that resulted in the manifestation of a beautiful drawing. Ann had not received the draft letter Tom had sent to Bonnie as Bonnie could not open the attachment.

The drawing itself, which Ann did not bring with her, apparently has not been seen by many people yet. The framed version at the Fire Department is the same copy that is at the Mother's Kitchen Restaurant – neither of which have the fence in the foreground. Ann feels strongly that the drawing should be used as it was prepared. She is willing to allow “zoom in” versions to be placed on the website or used for other purposes with her approval.

Apparently, the copies made at Kinko's did not include the whole drawing. Ann and Linda Thorne, it was suggested, could become a committee of two, which would take over the project of appropriately getting a digitized version of the drawing made, along with available note cards and other items as may be desired from time to time. Kinko's has a large size scanner that can make the digital version (we would want high resolution) that could then be used to insert the drawing onto the website and to use it in other literature from time to time.

Ann had done some Internet research and read a paragraph she'd emailed to one of the members which she'd obtained from a Stanford Law School website on copyright. Tom Burton said that Ann's paragraph was fine. We would be glad to integrate it into the letter,

which he'd prepared for her so that both PMCSC and Ann could have a written memorialization of her ownership of the diagram and the PMCSC's ability to use it. Robert Carlisle moved the approval of that concept, which was seconded by Scott Kardel and unanimously passed.

## **WEBSITE DEVELOPMENT/CONTENT**

Scott Kardel had emailed a link to a draft of several website pages for PMCSC. Tom gave Scott some comments page by page as Bonnie had done electronically. Scott and Bonnie will continue to work on the website with a goal to having it accessible to the public in a live format within the next few weeks.

Scott suggested that, for the minutes of the Action Committee and other related entity minutes, they be under a main page button labeled "News." Tom suggested that some of the contents of the minutes might not be appropriate for public distribution – for example, real estate negotiations and pricing. It was suggested that, before any minutes get posted to the website, they be reviewed by Tom and his edited versions will then be converted to "pdf" file by Scott so that they can be posted without concern about others modifying them.

## **GUN DONATION/FUNDRAISER**

Bruce indicated he still has not acquired the contact information of the gun donor. That information will be required before we can get a date for the community fundraiser celebration.

## **EARL'S PLANNING REVIEW**

Earl indicated that he was just back from the City where he had had some new drawing sheets made. There are still several pages of the whole set of drawings, however, which need to be redone to reflect the private rooms for the firemen in the lower level. On discussion, the group felt that, as the drawings will be changing from time to time anyway, when the website goes live, it's probably wise to have the drawings as they exist now available. Earl will make a copy of the drawings available to Scott, who will photograph them and put them on the website with appropriate disclaimers indicating that they are subject to change.

Earl also indicated that he still has not had any contact from Rob Hawk nor resolution from George about HVAC issues.

Bonnie will be emailing Rob Hawk to facilitate his working with Earl on the percolation and septic portion of the design, as well as to participate with Earl, Jerry McLees and, possibly, Tom Burton on the development of a matrix detailing the steps towards manifesting the building – as will appear later.

Finally, Earl indicated that he'd like to meet again with Ray Carpenter to see if some pilings could be driven about three feet behind where the excavation will occur to facilitate construction. Bruce agreed to meet with Ray and Earl on that matter.

## **PMVFD PLANNING REVIEW**

Earl indicated that the motion passed by the PMVFD Board did not indicate which version of the drawing they had approved. He's assuming it's the one that has individual fire fighter bedroom units as opposed to the large dorm room. That apparently will be clarified at PMVFD's monthly Board meeting this evening. Linda indicated she will email Earl with any updates if he is not in attendance at the meeting.

## **LAND MATTERS**

Bonnie, Tom and the other members discussed various real estate alternatives that could serve to enhance the project.

## **STARBUCKS GRANT**

Michelle Courtney had the idea of contacting Starbucks for a grant for the CSC. She'd emailed the PMCSC Action Committee and gotten the okay conceptually from various members to go ahead on this. Scott Kardel knew, however, that the grant is due in ten days. Several concerns then arose: if the grant were received, would the monies have to be used in the near term (with the likelihood being that their kids' usage would not be possible in the CSC for several years); do we have room for playground or such types of equipment with parking and overall building constraints is another concern. A further concern was liability from that type of equipment, if it's required.

With all of these unknowns, the Action Committee authorized Scott Kardel to make the initial explorations with Michelle to determine if, in fact, Michelle should spend the time to rush out a grant which is due in a mere ten days if the potential difficulties with the grant proved to be true.

## **VIDEO LIBRARY**

Bonnie brought up that she has 100 VHS movie tapes that could be the start of a video rental library for the CSC house. Presently, they're in her workshop. The General Store no longer makes video rentals available. She'd be happy to make them available if someone could take over the management of it. They're all family related. Tom could do some liability forms. Earl could design a library into the ultimate CSC structure.

The group, on discussing this matter, decided that they did not know of anyone who would be appropriate to take over the management of the task at present, that it's not appropriate to have them in the existing small house on the Fire Department site, and it's

probably just too much effort for too little ultimate return – away from focus of the PMCSC Action Committee.

## **FINANCES**

Robert suggested that during the Committee's several meetings, he's not heard anything yet about financing the structure. He analogized this to an 800 pound gorilla in the corner that no one is talking about. Earl suggested that he thought the gorilla needed to be defined before we figure out how to finance it. That's what the efforts have largely been to date. Tom suggested that the structure's feasibility on the site is another important issue, which needs to be cleared again, before efforts are put into financing it. Linda agreed with Robert that financing is a central issue of manifesting the building. Tom also pointed out that, when Chief George suggested the PMVFD take over the project, there were numerous ways to finance it, which include numerous government grants and interim financing bridges including utilization of the debt free assets of the PMVFD as collateral. Other foundations, corporations and individuals can be solicited for donations in addition to a continuation of Mountain efforts committing the energy to get the project constructed.

Robert felt that there is no reason financing efforts can't be underway while the gorilla is being defined. Group consensus was that the financing topic be added to the regular agenda.

## **MEETING TIME AND PLACE**

Explorations were made as to alternate meeting times and places. There were various suggestions to all of the ideas raised. Though everyone expressed openness to finding alternate meeting times or places, everything suggested didn't work for one or more of the participants, so the 4:00 p.m. Friday afternoon at the Phelps' apartment per the prior schedule was continued until altered by the group as a whole.

## **IMPLEMENTATION MATRIX**

Tom had emailed real estate development checklists or matrices to the group prior to the meeting. He had copies of those made available to facilitate the session. Tom had marked up each of the three matrices, and expressed the preference for the more thorough outline one being converted to a to-do list like the two-page shorter grid. He suggested that he thought the Action Committee's management of the development would be facilitated by the customization of one of these matrices for our management and implementation purposes. He suggested, however, that the skills of Rob Hawk and Jerry McLees, along with Earl Walls, and possibly others, would be required to make the matrix relevant. Tom didn't feel that the Action Committee alone had the appropriate skill sets to finalize the matrix. Earl and Bruce are going to attempt to see if Jerry and Rob could meet with Tom and Earl after the April 1 PMPO meeting to accomplish that purpose. Bruce took extra copies of the outlines to share with George and others at the PMVFD Board meeting tonight. Earl expressed an interest in talking with Tom further about the relevance of the matrices for group use.

## **NEXT MEETING, AGENDA AND REFREEZE**

Tom indicated that the next scheduled meeting was Friday, March 24, 2006, 4:00 p.m. at the same location. Due to the lack of available time, he agreed to prepare a draft agenda and circulate it with the minutes. The refreeze that preceded the adjournment indicated that the group was making progress, was being very efficient and covering a wide array of topics and was generating good, safe disagreements, all oriented towards accomplishing the goal of creating a CSC for the Mountain, whereupon the meeting adjourned at 5:40 p.m.

Respectfully submitted,

Thomas W. Burton, Acting Secretary