



the SPLINTER

CLUB 470 * DISTRICT 5160 * ORGANIZED APRIL 29, 1926
www.rotary5160.org

MEETING DATE: October 18, 2016
www.woodlandrotary.org



Today's Meeting; President Gary got the meeting started at 12:15 PM sharp. Mike Chandler led us in the flag salute and Dr. Jim McGibbon led us, on key in the Rotary Grace.

Visiting Rotarians/Guests / No visiting Rotarians. Our only guests were our program today, Ron Ceceres and John Anagnostou.

Announcements; Les Engelman volunteered for meals on wheels today. Peter Holmes Jr. announced that the Rotary Auction committee had a meeting working on the February 18, 2017 fundraiser. The committee also chose to request a vote from the club to provide \$20,000, from the auction, to donate to the Yolo County Food Bank, for their Capital Campaign. The Club unanimously voted to approve, the Rotary Auction Committee chairs recommendation. Reminder, our club is sponsoring the Holiday Party December 2nd, at the Flyers Club this year. Cost \$60, part of this cost is the music... The Board met yesterday and approved a budget for the club. They also approved a joint program with the United Way to fund "Woodland Kids Read" a 1st grade reading program (\$1490). The Board also recommended the club participation in the Yolo County Food Bank, Capital Campaign (\$20,000). Other projects approved by the Board included, the Yolo County Social Services Playground Project, multi club (\$5,000); Cache Creek High School grounds improvements (approved in concept) no funds were approved for this project yet.

November is Rotary Foundation month be sure to budget funds for the Rotary Foundation during the month.

Dick Hoppin presented a check for \$4,100 to the club as our share of the Rotary Beer Booth at the Yolo County Fair. The Rotary Clubs of Yolo County used 104 kegs of beer during the Fair, (according to Peter Holmes that would have been a slow night when he was at Chico State during Pioneer Days). Dick and Gary discussed improvements that the multi club beer booth committee is planning for the beer booth site. They plan on laying down paver bricks in the keg/pouring area and an area projecting south from the bar for approximately 35 feet. Funding for this work will come from a special improvement fund that the beer booth committee maintains.



Birthdays and Anniversaries; Birthdays: Mark Werum 10/12/50. Anniversaries: Dave Contto 10/18/03, Visalia, Bob Nakken 10/21/78, Carmel.





Recognition Dick Huff III was appointed to extract as much money as he could from the members with the 12 minutes that the president left him with. Don started the "Happy Time" off with a fine of his own. Don moved into a new home on El Dorado in South Woodland. Jim McGibbon spent time with family and friends outside of Quebec, Canada. Lori Ross paid a fine for Suzie McGibbon coming by Lori's office prior to leaving town with 8 quarters taped to a piece of paper. The quarters were for some money Suzie owed to the United Way. Jim Taylor being a graduate of Texas A&M, wanted to recognize the Aggies football team being 6-0 (next game is against Alabama). Finding no more volunteers Dick started looking for willing victims, the first Rotarian was Peter Holmes Jr., he didn't know that Seward's Folly was purchased in 1867. Tom LaBrie didn't know that the surveyors Mason and Dixon established the Mason Dixon line in 1767. Roger Kohlmeier didn't know the answer to his question occurring in 1933. Dave Contto didn't know his answer either, 1469. Tony Delevati didn't know that Yoko and John Lennon were arrested on possession of narcotics in 1968. Alan Flory didn't know that Thomas Edison died in 1931. Scott Johnston did not know that the Peking Palace burned in 1860. Jason Smith didn't know that Rosanne Barr's first show was in 1988. Ken Nordgren, didn't know that Al Green was attacked in his bath in 1974. Dick Hoppin also didn't get his answer right. Becky Martin didn't know that Reggie Jackson hit 3 consecutive home runs in the 1977 World Series. David Janes didn't know that the bombing in Viet Nam stopped in 1968.



Rags to Riches: (Lucky) Mike Chandler won a free lunch.

Today's Program: Scott Johnston introduced today's program, Ron Ceceres and John

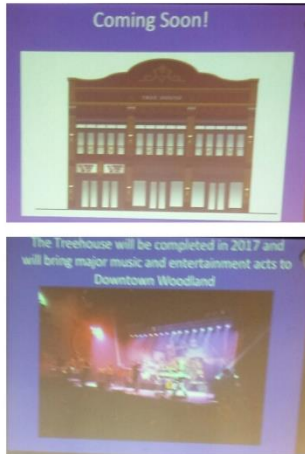


Anagnostou. Ron and John have purchased 7 buildings in the Historic Downtown Woodland area. Today's talk focused on 2 of the buildings that they own, the Meier Building located at the corner of College and Bush. This building was the first Ford dealership in Woodland and was first occupied in 1920. Demolition was started in December 2015 and has been taken back to the studs. One of the first surprises they came across were the transom windows below the ceilings. There were 6 layers of roofing removed including one layer that contained asbestos.

Once you mention asbestos the cost to remove including bringing out the men in the white suits and added an additional \$100,000 to the cost to remove the roof. The building had major dry rot throughout. The front of the building is pulling away from the building and when they thought they had run into just about every possible issue, they discovered a buried oil furnace tank. Luckily it contained over 600 gallons of fuel oil, after checking the area around and under the tank they were able to remove the tank without any other issues. When the building is completed they will house 6 retail spaces facing College Street. There will be office space fronting on Bush Street, Wraith, Scarlett and Randolph will be moving into the office space area and will be occupying approximately 40% of the building.

The other building that they discussed today was the Tree House Building, located at 514-518 Main Street. This building was constructed in 1870 and contains over 17,000 square feet. It will be the next big music venue in Woodland. As with their other projects they are having to take the building back to a shell. They are having to shore up the upper floors and do some structural engineering. The building has a full basement that they hope to turn into a restaurant. The first floor is already planned for a restaurant. The 2nd floor has had a wall removed to open-up the main floor area. There will be a stage for the performers, and the seating can reach a maximum of around 800, depending on the type of performer being featured. Their original plan was to have

this building ready for the opening acts in late 2017. With all the work needed, and issues out of their control, it looks like opening night at the “Tree House” will be happening in early 2018.



One of the reasons that the process is taking so long is, all their buildings are being seismically retrofitted for earthquakes, sprinkler systems installed, all electrical and plumbing will be updated to current standards. Another issue that they have encountered is the infrastructure servicing this building will not meet the current needs for the updated building. The water, sewer and electrical systems are all needing to be upgraded. PG&E's electrical distribution system cannot handle any more transformers and must be entirely changed out and modernized. In the end, all the businesses in the block will benefit but how to define the costs is very complicated and may eventually end up as a public/private partnership owning the systems.

This was an interesting view into the downtown Woodland of our future. There have been some amazing changes happening to our downtown in the last few years and watching the transformation has been very exciting. Everyone is looking forward to the opening of the new multi-plex theater taking shape in the downtown area, and the new venue “The Tree House.

Sorry for the delay, I had some technical issues. GRR!!!

Upcoming Programs October, 25th: **Rotary District Governor (5160) Fred Collignon; official club visit** (special Club Board meeting with DG at 10:30am) [Read about Fred Collignon](#). November, 1: **Gary Wegener**, Club assembly. November, 8th: **Jane Louie**, Rotary Foundation Annual giving and Endowment Fund.

Annual Events

Upcoming Programs

Officers/Directors

Where to Make Up Roster