

CAMBRIA COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS REGULAR MEETING MINUTES
Thursday, September 12, 2019 2:00 PM

1. OPENING

A. Call to Order

President Pierson called the meeting to order at 2:01 p.m.

B. Pledge of Allegiance

President Pierson led the Pledge of Allegiance.

C. Establishment of Quorum

A quorum was established.

Directors present: David Pierson, Harry Farmer, Amanda Rice, Cindy Steidel and Donn Howell.

Staff present: General Manager John F. Weigold IV, District Counsel Timothy Carmel, Administrative Department Manager Monique Madrid and Finance Manager Pamela Duffield.

D. Report from Closed Session

District Counsel reported at the August 15th closed session the Board discussed the status of the CDM Smith litigation and labor negotiations. At the August 28th closed session, the Board discussed labor negotiations.

E. Agenda Review: Additions/Deletions

President Pierson asked for any additions or deletions.

The Board reached consensus to move item 4.F. to follow 4.B. in order to hear all the affordable housing items together.

2. ACKNOWLEDGEMENTS AND PRESENTATIONS (Estimated Time: 5 Minutes per item)

President Pierson asked for any acknowledgements or presentations.

President Pierson thanked the staff for the 9/7 special meeting presentation.

Vice President Farmer thanked the staff as well.

Director Howell thanked staff as well and stated the information public has communicated was helpful.

3. PUBLIC COMMENT (Estimated time: 30 minutes. At President's discretion additional comments may be heard at the end of meeting.)

Public Comment:

Mary Maher

Leslie Richards

Elizabeth Bettenhausen

4. REGULAR BUSINESS (Estimated time: 15 Minutes per item)

A. DISCUSSION AND CONSIDERATION OF APPROVAL OF REAL PROPERTY TRANSFER AGREEMENT WITH THE LAND CONSERVANCY OF SAN LUIS OBISPO COUNTY FOR THE TRANSFER OF THREE LOTS (APN 023-202-019) AND ADOPTION OF RESOLUTION 34-2019 AUTHORIZING ACCEPTANCE OF SAME

District Counsel introduced the item and provided a brief summary. The Land Conservancy of SLO has a landowner who wants to donate vacant land to CCSD in accordance with the MOU between the CCSD and the LCSLO. He also recommended the board approve the real property transfer of three lots

Public Comment:
Crosby Swartz

Director Rice would like the second recital in Resolution 34-2019 to read:

WHEREAS, the Cambria Community Services District has made it a priority to reduce the potential District's water demand; and

Director Rice would like the fourth recital in Resolution 34-2019 to read:

WHEREAS, the Land Conservancy of San Luis Obispo County, a non-profit organization, has been active in retiring vacant lots in Cambria for over thirty years, and is thereby simultaneously both reducing the District's potential future demand for water and protecting the Monterey Pine forest; and

The Board agreed to Director Rice's revisions.

Title: Motion to adopt Resolution 34-2019 authorizing the General Manager to accept the grant deed lots with one APN held by the Land Conservancy of San Luis Obispo County and execute related documents with the modifications to the Resolution.

Made by: Director Rice

Director Steidel seconded the motion.

Ayes: Rice, Steidel, Farmer, Howell, Pierson

Title: Motion to authorize the General Manager to execute the land transfer agreement subject to District Counsel review and approval.

Made by: Director Rice

Vice President Farmer seconded the motion.

Ayes: Rice, Farmer, Howell, Pierson, Steidel

B. DISCUSSION AND CONSIDERATION OF DENIAL (REFERENCE RESOLUTION 33-2019) OR EXTENSION OF INTENT TO SERVE LETTER FOR BORIS PILCH, LLC

District Counsel introduced the item and provided a brief summary.

Public Comment:
Christine Heinrichs

Steve Puglisi: commented he is the Architect for the project and has spent over 350 hours on the project. The problems are finite and can be resolved.

John Belscher spoke as legal counsel for Dr. Pilch.

Director Steidel asked about the issues with County and drawings.

Vice President Farmer asked about changes coming that will make it a better project.

Director Howell asked how long this project has been in development.

Director Rice passed out a staff report from 2014 and referenced it. She voted against an extension in 2014.

Public Comment:
Elizabeth Bettenhausen
Leslie Richards

President Pierson said they can put restrictions on the extension.

Title: Motion to adopt the resolution of the Board of Directors of Cambria Community Services District to deny the extension of the Intent to Serve letter for Boris Pilch, LLC

Made by: Director Rice

Vice President Farmer seconded the motion.

Title: Amend the motion to revoke the letter and include that the property would go to the head of the Multi-Family wait list with 12 EDU's.

Made by: Director Rice

Vice President Farmer would like to vote on the motion.

Director Rice withdrew her amended motion and asked to move forward with the original motion.

Ayes: Farmer, Howell, Rice

Nays: Pierson, Steidel

C. DISCUSSION AND CONSIDERATION TO FILL VACANT SEAT ON THE POLICY COMMITTEE

Mr. Weigold introduced the item and provided a brief summary.

Public Comment:
Christine Heinrichs
Elizabeth Bettenhausen
Leslie Richards

President Pierson would like to start the application process for two weeks and all applicants who previously applied will need to let the District Clerk know they still want their application considered.

Ms. Richards and Mr. Bahringer have notified the District Clerk that they're still interested.

D. DISCUSSION AND REVIEW OF STATUS OF VAN GORDON CREEK PROPERTY (APN: 013-051-034) AND OPTIONS RELATED TO SAME

Mr. Weigold introduced the item and provided a brief summary. There was discussion of potential items some on the report and possibly others not listed.

Staff met and created a list of options for the Board's consideration, which include a building inspection and the following:

1. No action: Clean-up and secure the property to avoid damage to the property (in progress). No significant costs other than materials, as most work will be completed by staff.
2. Renovate: In 2013, a contractor assessed the property and provided an estimate to remodel the property making it suitable for occupancy. The cost at that time was estimated to be \$131,434.00. The house requires demolition down to the studs, but mechanical systems and the kitchen are largely intact with limited work required.
 - a. Potential uses include housing for on-call operators; housing for staff (with a modest rent to attract talent); housing to create revenue for the CCSD; homeless shelter/housing.
3. Demolition
4. Sale: Sell or transfer property to the State Park organization (adjacent to property). No discussions have taken place to determine interest from the State.

President Pierson stated we need the following:

1. Building inspection
2. Update cost to remodel
3. Update cost to demolish the property
4. Inquire with the State Park for interest of the house with property or the entire 93 acres maybe make a deal we give them the property and they give us the pipeline for brine disposal.
5. Offer the land as a conservation easement as mitigation to the SWF project.

President Pierson asked staff to bring this item back in January with all the information. It gives staff enough time to do research.

Public Comment:

Elizabeth Bettenhausen
Christine Heinrichs
Leslie Richards

E. DISCUSSION AND CONSIDERATION REGARDING 2020 WATER SHUT OFF NOTICE REQUIREMENTS

District Counsel introduced the item and described the content of the new 2020 water shut off protection act senate bill 998.

President Pierson asked staff to work on the item and bring it back to the Board in December.

Director Howell asked if the policy committee work on it?

President Pierson responded it will take months to get through this, mostly legal work.

Director Rice stated it would be helpful if the Policy Committee could provide guidance to staff on payment options.

President Pierson stated we need more research on this item and when the staff brings it back in December, we can review the information.

Title: Moved to extend the meeting to 6:00 p.m.

Made by: Director Rice

Director Steidel seconded the motion.

Ayes: Rice, Steidel, Farmer, Howell, Pierson 6

F. DISCUSSION AND CONSIDERATION TO APPOINT AN AD HOC COMMITTEE TO EVALUATE THE AFFORDABLE HOUSING APPLICATIONS FOR ALLOCATION

Mr. Weigold introduced the item and turned it over to the Admin Manager. Ms. Madrid provided a brief summary.

The tasks for the committee are items one and two listed below in addition to reviewing the CCSD and County AHP Ordinance and review the will serve list, intent to serve list and meters in the ground.

1. Evaluate and provide a recommendation of the Affordable Housing Applications for allocation.
2. Create a process to prioritize Affordable Housing allocation recommendation/approval and provide to the full board for adoption.

Title: Moved to create an ad hoc committee.

Made by: Director Rice

Vice President Farmer seconded the motion.

Title: Amend motion to create an Ad Hoc committee with Director Howell and Director Steidel.

Made by: Director Rice

Vice President Farmer accepted the amendment and seconded the motion.

Ayes: Rice, Farmer, Howell, Steidel, Pierson

G. DISCUSSION AND CONSIDERATION REGARDING THE USE OF ELECTRONIC DEVICES DURING BOARD MEETINGS

Mr. Weigold introduced the item and provided a brief summary. He advised that the Brown Act calls for a policy and believes it's a good idea in today's media-based society.

Public Comment:
Christine Heinrichs
Gordon Heinrichs
Leslie Richards

The Board reached consensus to send the item to the Policy Committee and bring it back to the Board in November.

5. FUTURE AGENDA ITEM(S) (Estimated time: 15 Minutes)

President Pierson asked for any future agenda items.

Director Rice reminded the board about putting together a policy on evicting the homeless on district properties. It hasn't come back to the Board yet. David Hirsch and Carlos Mendoza have created a policy.

President Pierson stated it should be brought to the Policy Committee.

6. ADJOURN TO CLOSED SESSION (Estimated time 60 Minutes)

President Pierson asked for any public comment on closed session items.

There were none.

President Pierson adjourned the meeting at 5:09 p.m. Public Comment

- A.** CONFERENCE WITH LABOR NEGOTIATOR Pursuant to Government Code Section 54957.6 Agency Designated Representatives: General Manager, John F. Weigold, IV and Monique Madrid; Employee Group: International Association of Fire Fighters (IAFF)
- B.** CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Government Code Section 54957.6 Agency Designated Representatives: General Manager, John F. Weigold, IV and Monique Madrid; Employee Organization: Services Employee International Union
- C.** CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Government Code Section 54957.6 Agency Designated Representatives: General Manager, John F. Weigold, IV and Monique Madrid; Unrepresented group, Management and Confidential Exempt Employees

