

CAMBRIA COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS SPECIAL MEETING MINUTES
Wednesday, October 4, 2023 3:30 p.m.

1. OPENING

A. Call to Order

President Dean called the meeting to order at 3:32 p.m.

B. Pledge of Allegiance

President Dean led the Pledge of Allegiance.

C. Establishment of Quorum

A quorum was established.

Directors present: Karen Dean, Tom Gray, Harry Farmer, Debra Scott, and Michael Thomas.

Staff present: General Manager Matthew McElhenie, Administrative Department Manager Denise Fritz, and Confidential Administrative Assistant Haley Dodson.

Staff present via Zoom: District Counsel Timothy Carmel.

District Counsel stated the Board of Directors will adjourn to closed session for a conference with real property negotiators pursuant to Government Code Section 54956.8. The property under discussion is the SR4 wellsite located at 2950 Santa Rosa Creek Road, Cambria. Assessor's Parcel Number: 013-081-075. The agency negotiators are General Manager Matthew McElhenie and District Counsel Timothy J. Carmel. The negotiating parties are Coast Unified School District, and under negotiations are the SR4 well site lease price and terms of payment.

2. PUBLIC COMMENT ON AGENDA ITEMS

Public Comment:

Jim Townsend, Cambria

Tina Dickason, Cambria

3. ADJOURN TO CLOSED SESSION

The Board of Directors adjourned at 3:41 p.m.

- A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS** Pursuant to Government Code Section 54956.8
Property: 2950 Santa Rosa Creek Road, Cambria, CA – APN: 013-081-075
Agency Negotiators: General Manager Matthew McElhenie and District Counsel Timothy J. Carmel
Negotiating Parties: Coast Unified School District
Under Negotiation: Lease Price and Terms of Payment

4. RECONVENE TO OPEN SESSION AND REPORT FROM CLOSED SESSION

President Dean called the meeting back to order at 4:34 p.m.

District Counsel reported the Board had just returned from a closed session where it had a conference with its real property negotiators pursuant to Government Code Section 54956.8 regarding the SR4 well site located at 2950 Santa Rosa Creek Road, Cambria.

5. REGULAR BUSINESS

A. Discussion and Consideration of Approval of Amendment to Agreement for Use of Well SR4 at Coast Union High School and Grant of Related Easements

General Manager McElhenie introduced the item and provided a summary.

Public Comment:

Mahala Burton, Cambria (the Confidential Administrative Assistant, read a written comment into the record)

Vice President Gray moved to approve Amendment to Agreement for use of Well SR4 at Coast Union High School and the grant of related easements with Coast Unified School District, with one exception that the term be two years instead of ten years.

Director Farmer seconded the motion.

Motion Unanimously Passed Ayes – 5 Nays - 0 Absent – 0

General Manager McElhenie stated under the direction of the Board, he will follow up with an email to the CUSD with the District's counterproposal, changing the term from ten years to two years, which will allow us to finish the appraisal, that we have entered a contract with an appraiser, which should be completed within the next ninety days. Per our discussion, that will allow us to ascertain the value of the well and will give us a point moving forward. At the end of the two-year term, we can reopen negotiations and have a better discussion, knowing exactly what that property is worth, and we can have constructive negotiations moving forward within those two years.

B. Discussion and Consideration of Adoption of Resolution 53-2023 Updating the Assignment of Banking Powers for Cambria Community Services District

General Manager McElhenie introduced the item and provided a summary.

Director Farmer moved to adopt Resolution 53-2023, updating the assignment of banking powers for Cambria Community Services District.

President Dean seconded the motion.

Motion Unanimously Passed Ayes – 5 Nays - 0 Absent – 0

6. ADJOURN

President Dean adjourned the meeting at 4:43 p.m.

For further details on the CCSD meeting, please visit the District's website to review the meeting recording. CCSD's written comments can be reviewed on the District's meeting webpage.