



## CAMBRIA COMMUNITY SERVICES DISTRICT

### MINUTES OF JANUARY 8, 2026, REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS OF THE CAMBRIA COMMUNITY SERVICES DISTRICT

The Cambria Community Services District Board of Directors held a regular meeting on Thursday, January 8, 2026, at 10:00 a.m. at the Cambria Veterans' Memorial Hall, 1000 Main Street, Cambria, CA 93428.

#### **1. OPENING**

##### **1.A Call to Order**

President Farmer called the meeting to order at 10:00 a.m.

##### **1.B Pledge of Allegiance**

President Farmer led the Pledge of Allegiance.

##### **1.C Establishment of Quorum**

A quorum was established.

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

Staff present: General Manager Matthew McElhenie, Administrative Department Manager Denise Fritz, Confidential Administrative Assistant Haley Dodson, Utilities Department Manager Jim Green, Facilities & Resources Manager David Aguirre, Fire Chief Michael Burkey, Program Manager Tristan Reaper, Fire Captain Craig Brooks, Fire Engineer Colton Blume, and Firefighter Drew Kanner.

Staff present via Zoom: District Counsel Timothy Carmel.

##### **1.D Report from Closed Session**

District Counsel stated that on December 29, 2025, the Board held a Closed Session with a conference with legal counsel pursuant to Government Code Section 54956.9(d)(1). The Board discussed one case, Vincent v. Cambria Community Services District. The Board approved a Settlement Agreement to resolve the case without admitting liability. The vote was unanimous. The motion was made by Director Gray and seconded by Vice President Dean. Under the agreement, the District's insurer, the Special District Risk Management Authority, will pay the plaintiff \$150,000 and plaintiff's attorneys \$50,000. The District will remove the Notice of Intent and Final Termination Notice from the plaintiff's personnel file. The District will accept a resignation letter, and the plaintiff will dismiss the lawsuit.

##### **1.E President's Report**

President Farmer noted that we've had about 10 inches of rain.

##### **1.F Agenda Review**

President Farmer asked if there were any changes to the agenda. There were none.

#### **2. BOARD MEMBER COMMUNICATIONS**

There were no Board Member Communications.

### **3. PUBLIC COMMENT**

Christine Heinrichs, Cambria (submitted a written comment for the record)  
Gary Boyle, Cambria  
Chelsie Foster, Cambria  
Tina Dickason, Cambria

### **4. PUBLIC SAFETY**

#### **4.A Sheriff's Department Report**

There was no Sheriff's Department report.

Public Comment: none.

#### **4.B California Highway Patrol (CHP) Report**

Commander Gennuso provided handout as the a CHP Report.

Public Comment: none.

#### **4.C CCSD Fire Chief's Report**

Fire Chief Burkey provided a report for December on recent Fire Department activities in Cambria.

Public Comment: none.

### **5. CONSENT AGENDA**

#### **5.A Consideration to Adopt the December 2025 Expenditure Report**

#### **5.B Consideration to Adopt the November 13, 2025 and December 11, 2025 Regular Meeting Minutes and December 29, 2025 Special Meeting Minutes**

#### **5.C Consideration of Adoption of Resolution 02-2026 Ratifying the MOU between CCSD and International Association of Firefighters (IAFF) Local 4635 and Adoption of Resolution 03-2026 Amending the District Salary Schedule**

The Board of Directors held a discussion.

Director Thomas requested a correction to the November 13 meeting minutes. On page 24, the public comment speaker's name should be corrected to Gil Eastman.

Public Comment:  
Dennis Dudzik, Cambria

Director Gray moved to approve the Consent Agenda.

VP DEAN seconded the motion.

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

### **6. REGULAR BUSINESS**

#### **6.A Discussion and Consideration of Extension of the Peoples' Self-Help Housing ("PSHH") Cambria Pines Affordable Housing Project Intent to Serve Letter**

General Manager McElhenie introduced the item and provided a summary.

Juliana Gallardo Wilkie provided a summary of the project status and PowerPoint presentation.

Katherine Aguilar also provided a summary.

The Board of Directors held a discussion.

Public Comment:

Gerry Main, Cambria

Gary Boyle, Cambria

Christine Heinrichs, Cambria (submitted a written comment for the record)

Dennis Dudzik, Cambria

Tina Dickason, Cambria

Christina Galloway, Cambria

Director Dean moved to approve and grant a three-year extension (36 months) of the Peoples' Self-Help Housing ("PSHH") Cambria Pines Affordable Housing Project Intent to Serve Letter.

Director Gray seconded the motion.

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

Public Comment:

Kelly Johnson, Cambria

The Board of Directors took a lunch break at 11:44 a.m.

The Board of Directors reconvened the meeting at 12:31 p.m.

The Board of Directors moved to item 8B.

### **6.B Discussion and Consideration Regarding the District's Strategic Plan Workshop**

General Manager McElhenie introduced the item and provided a summary.

Dick Clark provided a summary.

The Board of Directors held a discussion.

Vice President Dean and Director Scott volunteered to serve on an ad hoc committee for this year's workshop.

Public Comment:

Dick Clark, Cambria

Dennis Dudzik, Cambria

Director Thomas moved to establish the meeting for the Strategic Planning Workshop on Monday, March 2, 2026, as a special meeting, considering that the public input will occur as part of the February 12, 2026, regular meeting, with Dick Clark to serve as the workshop facilitator and to appoint an ad hoc committee of Directors Dean and Scott to work with the staff and facilitator to prepare the workshop agenda.

Director Gray seconded the motion.

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

The Board of Directors moved to item 6D.

**6.C Receive Report from Climate Action Plan Ad Hoc Committee and Provide Direction to Staff**

This item was discussed after item 6D.

General Manager McElhenie introduced the item and provided a summary.

Director Thomas also provided a summary.

The Board of Directors held a discussion.

Public Comment:

Christine Heinrichs, Cambria (submitting a written comment for the record)

The Board of Directors directed the staff to collaborate with the ad hoc committee to revise the action plan and provide updated cost estimates for the Climate Adaptation Plan.

Public Comment:

Gerry Main, Cambria

**6.D Discussion and Consideration to Fill a Vacant Seat on the Finance Committee**

General Manager McElhenie introduced the item and provided a summary.

Director Scott stated she received two applications for the seat.

Gerry Main introduced himself.

Public Comment: none.

Director Scott moved to appoint Gerry Main to the Finance Committee.

Director Gray seconded the motion.

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

**7. HEARINGS AND APPEALS**

**7.A Public Hearing and Consideration of Adoption of Ordinance 01-2026 An Ordinance of the Board of Directors of the Cambria Community Services District Amending Chapter 6.04 of the Cambria Community Services District's Municipal Code and Adopting and Amending the 2025 California Fire Code and the 2024 International Wildland Urban Interface Code and Resolution 01-2026 Making Findings Supporting Fire Code Amendments Based on Local Conditions**

General Manager McElhenie introduced the item and provided a summary.

President Farmer opened the Public Hearing.

The Board of Directors held a discussion.

Public Comment: none.

President Farmer closed the Public Hearing.

Director Gray moved to adopt Ordinance 01-2026, an Ordinance of the CCSD Board of Directors, amending Chapter 6.04 of the Cambria Community Services District's Municipal Code and adopt and amending the 2025 Edition of the California Fire Code and the 2024 International Wildland Urban Interface Code, and waive further reading.

Director Scott seconded the motion.

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

Director Gray moved to adopt Resolution 01-2026 making findings supporting Fire Code amendments based on local conditions.

Director Dean seconded the motion.

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

## **8. MANAGER REPORTS**

### **8.A General Manager's Report**

General Manager McElhenie provided a summary of the General Manager's Report.

Public Comment:

Christine Heinrichs, Cambria (submitted a written comment for the record)

### **8.B Facilities & Resources Manager's Report**

Facilities & Resources Manager Aguirre provided a Facilities & Resources Department Report.

Public Comment:

Kelly Johnson, Cambria

Tina Dickason, Cambria

### **8.C Finance Manager's Report**

Administrative Department Manager Fritz provided a Finance Manager's Report.

Public Comment: none.

### **8.D Utilities Report**

Utilities Department Manager Green provided a summary of the Utilities Department Report.

Public Comment: none.

## **9. BOARD MEMBER, COMMITTEE AND LIAISON REPORTS**

### **9.A Finance Committee's Report**

There was no Finance Committee meeting in December.

### **9.B Fire Protection Committee's Report**

There was no Fire Protection Committee meeting in December.

### **9.C PROS Committee's Report**

There was no PROS Committee meeting in December.

### **9.D Resources & Infrastructure Committee's Report**

Written reports were included in the agenda packet. The January Resources & Infrastructure Committee meeting was canceled, and a Special Meeting was scheduled for February 17, 2026.

### **9.E Other Liaison Reports & Ad Hoc Committee Reports**

Written reports were included in the agenda packet.

Public Comment: none.

## **10. FUTURE AGENDA ITEM(S)**

President Farmer asked for any future agenda items.

Confidential Administrative Assistant Dodson announced the items for the February Board meeting.

Public Comment:

Christine Heinrichs, Cambria

Director Thomas recommended creating a Municipal Code provision regarding prohibitions on feeding wildlife.

Public Comment:

Elizabeth Bettenhausen, Cambria

Chelsie Foster, Cambria

Christine Heinrichs, Cambria

## **11. ADJOURN**

President Farmer adjourned the meeting at 2:50 p.m.

For further details on the CCSD meeting, please visit the District's website.