



CAMBRIA COMMUNITY SERVICES DISTRICT

MINUTES OF SEPTEMBER 11, 2025, 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, September 11, 2025, 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 Scott called the meeting to order at 10:01 a.m.

1.B Pledge of Allegiance

President Scott led the Pledge of Allegiance.

1.C Establishment of Quorum

A quorum was established.

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

Staff present: General Manager Matthew McElhenie, Administrative Department Manager Denize Fritz, Confidential Administrative Assistant Haley Dodson, Program Manager Tristan Reaper, Fire Captains Michael Castellanos, Craig Brooks, and Greg McGill, Fire Engineer Christian Evers, and Firefighters Wil Stewart and Colton Blume.

Staff present via Zoom: District Counsel Timothy Carmel.

1.D Report from Closed Session

District Counsel stated that the Board held a closed session on August 14, 2025, at the regular board meeting for a performance evaluation of the General Manager under Government Code Section 54957(b). No action was taken.

1.E President's Report

President Scott stated she didn't have a President's Report.

1.F Agenda Review

President Scott asked if there were any changes to the agenda. Following public comment, she requested that the Board consider Regular Business Items in the following order: 7B, 7D, 7C, 7A, 7E, and 7F.

The Board of Directors agreed.

2. BOARD MEMBER COMMUNICATIONS

There were no Board Member Communications.

3. ACKNOWLEDGEMENTS

Fire Chief Burkey, General Manager McElhenie, and Cambria Firefighters led an acknowledgment and a moment of silence to honor the victims of September 11, 2001.

4. PUBLIC COMMENT

Linda Prentiss (submitted a written comment for the record)
Lori Slater (submitted a written comment for the record)
Christine Heinrichs, Cambria (submitted a written comment for the record)
Richard Hawley, Cambria (read a comment on behalf of Christine Heinrichs)
Dick Clark, Cambria
Laura Swartz, Cambria
Julia Stanert, Cambria

5. PUBLIC SAFETY

5.A Sheriff's Department Report

Commander Abbas was available to answer questions related to the Sheriff's Department report.

Public Comment:

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

5.B California Highway Patrol (CHP) Report

Lieutenant Darren Gennuso provided a report for August on recent California Highway Patrol (CHP) activities in Cambria.

Public Comment: none.

5.C CCSD Fire Chief's Report

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

Public Comment: none.

6. CONSENT AGENDA

6.A Consideration to Adopt the August 2025 Expenditure Report

6.B Consideration to Adopt the August 14, 2025 Regular Meeting Minutes

The Board of Directors held a discussion.

Public Comment:

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

Director Farmer stated that he was frustrated that someone would steal a sign that says Cambria Peace Corner, and he requested a revision to the minutes regarding the residency of Kat McConnell to be corrected to Santa Barbara.

Director Gray moved to approve the Consent Agenda with one change, as noted in the minutes, regarding the residence of Kat McConnell.

Director Dean seconded the motion.

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

7. REGULAR BUSINESS

7.A Discussion and Consideration of Strategic Plan Update

This item was discussed after Regular Business Item 7C.

General Manager McElhenie introduced the item and provided a summary.

Public Comment:

Dennis Dudzik, Cambria
Crosby and Laura Swartz

The Board of Directors held a discussion.

Director Gray moved to adopt the Strategic Plan update with the following changes:

- Under Core Area: Facilities & Resources, in the Management Plan for CCSD-owned Undeveloped Parcels, revise the objective to: *Develop a Vegetation Management Plan aimed at fire and forest health for CCSD-owned undeveloped parcels.* Add a supporting action: *Develop a Vegetation Management Plan for Fern Canyon.*
- Under Core Area: Facilities & Resources, for Complete the Skatepark Project, revise the supporting action *Receive update on status of grant* from *Completed* to *Monitor status of grant until all funds received.*

Director Dean seconded the motion.

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

7.B Discussion and Consideration of the Purchase and Financing Option of a Type I Fire Engine and Adoption of Resolution 40-2025 Amending the Fiscal Year 2025-2026 Budget

This item was discussed after the Consent Agenda.

General Manager McElhenie introduced the item and provided a summary.

The Board of Directors held a discussion.

Public Comment:

Donn Howell, Cambria
Jeff Wilson, Cambria
Christina Galloway, Cambria

Director Gray moved to direct staff to pursue the 5-year financing plan (4.49%) for the Type I Fire Engine and adopt Resolution 40-2025, amending the Fiscal Year 2025-2026 Budget, if necessary.

Vice President Thomas seconded the motion.

Motion Failed Ayes – 2 (Thomas & Gray) Nays – 3 (Scott, Farmer & Dean) Absent – 0

Director Dean moved to do the pre-payment option.

Director Farmer seconded the motion.

Motion Passed Ayes – 4 (Scott, Thomas, Farmer & Dean) Nays – 1 (Gray) Absent – 0

After Regular Business Item 7C, the Board revisited this item.

Director Gray moved to reconsider this item.

Vice President Thomas seconded the motion.

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

Director Gray moved to approve the purchase of a Type I Fire Engine and adoption of Resolution 40-2025, amending the Fiscal Year 2025/2026 Budget in the amount of \$1,095,437.38.

Vice President Thomas seconded the motion.

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

7.C Update and Discussion Regarding the East Ranch Community Park Phase 3 Plan and Direction to Staff Regarding Next Steps

This item was discussed after Regular Business Item 7D.

General Manager McElhenie introduced the item and provided a summary.

The Board of Directors held a discussion.

Director Gray stated that a 501(c)(3) organization should be established, a maintenance fund created, and an estimate of the associated costs determined.

General Manager McElhenie stated that he will obtain quotes from SWCA or another environmental firm for a visual analysis to understand the scope of work. He will then consult with someone like Monte Soto to review the plan. If the Board identifies features 4–9, Mr. Soto will evaluate them and provide an estimate of the engineering and permitting required, considering it is on CCSD property, and outline what it would take to bring the project to fruition. Once these estimates are obtained, he can present them to the Board for discussion and consideration of a budget adjustment. Since the project is not currently in the budget, any adjustment would come from reserves. At that point, the Cambria Community Council or a 501(c)(3) organization could begin the fundraising process, unless the Board chooses to fund the project directly.

Public Comment:
Matthew Jaffe, Cambria
Dennis Dudzik, Cambria

7.D Receive Update Regarding the Cambria Skatepark Project

This item was discussed after Regular Business Item 7B.

General Manager McElhenie introduced the item and provided a summary.

Director Dean provided a summary of the Ad Hoc Committee meeting.

Public Comment:

Juli Amodei, Cambria

Jeff Wilson, Cambria

Crystal Howard, Paso Robles

Margie Perez-Sesser, Cambria

Chelsie Foster, Cambria

Donn Howell, Cambria

The Board of Directors held a discussion.

Vice President Thomas moved to direct staff to prepare an RFP for the construction of the Cambria Skatepark project and issue the RFP as soon as final construction permits are obtained from the County and weather conditions are suitable.

Director Gray seconded the motion.

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

The Board of Directors took a break at 12:11 p.m. and reconvened at 12:45 p.m., commencing with Regular Business Item 7C.

7.E Discussion and Consideration of Appointment of Vice President

This item was discussed after Regular Business Item 7F.

President Scott introduced the item and provided a summary.

Vice President Thomas thanked President Scott and provided a summary.

Public Comment: none.

Director Dean moved to nominate Director Farmer as Vice President.

Vice President Thomas seconded the motion.

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

7.F Discussion and Consideration to Authorize the General Manager to Execute an Agreement with Global Water Innovations for Zero Liquid Discharge Pilot Testing Program for the Water Reclamation Facility, Subject to the Review and Approval of District Counsel

This item was discussed after Regular Business Item 7A and revisiting Regular Business Item 7B.

General Manager McElhenie introduced the item and provided a summary.

Clark Easter provided a summary.

Public Comment:

Crosby Swartz, Cambria (also submitted a written comment for the record)

Elizabeth Bettenhausen, Cambria

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

The Board of Directors held a discussion.

Director Gray moved that the Board authorize the General Manager to execute an agreement with Global Water Innovations for the Zero Liquid Discharge Pilot Testing Program for the Water Reclamation Facility, subject to the review and approval of District Counsel.

Director Dean seconded the motion.

Motion Passed Ayes – 4 (Scott, Thomas, Gray & Dean) Nays – 1 (Farmer) Absent – 0

8. HEARINGS AND APPEALS

8.A Public Hearing and Consideration of Adoption of Ordinance 02-2025 Adding Chapter 4.30 to the Cambria Community Services District Municipal Code Establishing Cross-Connection Regulations and Adopting by Reference the State Water Resources Control Board's Cross-Connection Policy Handbook

This item was discussed after Regular Business Item 7E.

President Scott opened the Public Hearing.

General Manager McElhenie introduced the item and provided a summary.

The Board of Directors held a discussion.

Public Comment: none.

President Scott closed the Public Hearing.

Director Gray moved to adopt Ordinance 02-2025, adding Chapter 4.30 to the Cambria Community Services District Municipal Code, establishing Cross-Connection Regulations and adopting by reference the State Water Resources Control Board's Cross-Connection Policy Handbook, and waive further reading of the Ordinance.

Director Thomas seconded the motion.

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

The Board of Directors took a break at 2:39 p.m. and reconvened at 2:49 p.m.

9. MANAGER REPORTS

9.A General Manager's Report

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

Public Comment: none.

9.B Facilities & Resources Manager's Report

General Manager McElhenie provided a Facilities & Resources Department Report.

President Scott reported that the CCSD Ad Hoc Committee toured the Fiscalini Ranch and the CCSD Ad Hoc Committee met with FFRP leadership for the first time. Kitty Connolly stated that, as of last week, she believes the Fiscalini Ranch Preserve is no longer considered a fire danger. She also noted that she and

Mr. Aguirre have been communicating more frequently, and she looks forward to his report at the upcoming Board meeting, which Director Dean will also attend.

General Manager McElhenie asked if she had happened to mention what had changed since the last meeting and now, and President Scott responded no.

Public Comment:

Dennis Dudzik, Cambria

9.C Finance Manager's Report

Administrative Department Manager Fritz provided a summary of the Finance Manager's Report.

Public Comment: none.

9.D Utilities Report

Program Manager Reaper provided a summary of the Utilities Department Report.

Public Comment: none.

10. BOARD MEMBER, COMMITTEE AND LIAISON REPORTS

10.A Finance Committee's Report

A written report was included in the agenda packet.

10.B Fire Protection Committee's Report

A written report was included in the agenda packet.

10.C PROS Committee's Report

A written report was included in the agenda packet.

10.D Resources & Infrastructure Committee's Report

A written report was included in the agenda packet.

10.E Other Liaison Reports & Ad Hoc Committee Reports

Written reports were included in the agenda packet.

Public Comment: none.

11. FUTURE AGENDA ITEM(S)

President Scott asked for any future agenda items. She stated that, as mentioned earlier, the Ad Hoc Committee met with FFRP for the first time and will request an addendum to the Ranch Management Plan. FFRP has stated that they will cover half of the update cost.

Director Gray requested a proposal to establish an evacuation route from Marine Terrace to Highway 1 via Harmony Ranch Road. About a year and a half ago, we reached an impasse following an engineering study conducted by Civil Design Studios, as most of the property owners have been unwilling to engage with us on the matter. He would now like to seek an emergency-only access easement for that route.

Director Gray moved that the Board include this item on a future agenda and direct staff to report on the feasibility of acquiring an emergency-only access easement for the evacuation route from Marine Terrace to Highway 1 at Harmony Ranch Road.

Director Thomas seconded the motion.

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

Public Comment:

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

12. ADJOURN TO CLOSED SESSION

12.A PUBLIC EMPLOYEE PERFORMANCE EVALUATION, Pursuant to Government

Code Section 54957(b)(1)

Title: General Manager

District Counsel stated that the Board will now adjourn to Closed Session for a Performance Evaluation of the General Manager, pursuant to Government Code Section 54957(b).

Public Comment:

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

President Scott adjourned the meeting to a closed session at 3:22 p.m.

Following the closed session, President Scott reconvened the meeting at 4:06 p.m.

District Counsel stated that the Board just concluded a Closed Session Performance Evaluation for the General Manager under Government Code Section 54957(b). No action was taken.

President Scott adjourned the meeting at 4:06 p.m.

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