

**Occidental Community Services District  
Meeting Minutes**

**September 16, 2008**

Meeting was called to order at 7:02pm.

Carl Wahl asked what benefits the District receives with allowing CYO to hook up to the system.

Richard asked if there was a perk test done yet on the Bittner Road property. (no).

Bill Wadsworth commented that Steve McNeal ordered a copy of a report from Coastland Engineering that he was not authorized to order. He also commented that he wanted to be on the rate committee and would have had a copy of the document Steve ordered and further added we should ask for our money back from Coastland. In addition, he commented on a report the District had paid Brelje and Race about \$1,000 for, stating it was incorrect, evidenced by the non compliance order and that Russian River Utility had submitted two reports that had been returned for not being sufficient. Lastly he commented that John Flitner does not include everything he says he does in his correspondence.

Minutes with the web page for Occidental corrected was approved by Gerner/Brown, VOTE: 4-0-1 (absent).

Warrants were approved by Gonnella/Brown, VOTE: 4-0-1 (absent).

Public Hearing was opened for Budgets at 7:20pm.

Bill Wadsworth asked about some line items in the budget, and if we were paying more now to run our system (President Lunardi responded "no") and Ellen Jori inquired about capital replacement and why we need line items for it.

Public Hearing was closed at 7:26, and after brief discussion, motion to approve budgets as presented was made by Brown/Gerner, VOTE: 4-0-1 (absent).

Resolution 08-02 adopting Prop 4 limit for fiscal year 08/09 in the amount of \$291,060 was made by Gerner/Gonnella, VOTE: 4-0-1 (absent).

**FIRE**

Chief Lunardi reported 8 calls for the month of August. He also reported that our new compressor from our grant is here and that the new engine is ordered.

Resolution 08-01 authorizing the execution and delivery of an installment sale agreement and authorizing certain actions in connection with the acquisition of a fire engine was approved unanimously by **GONNELLA/BROWN, VOTE: 5-0**

**WATER**

Correspondence included letters from Bill Wadsworth, John Flitner, and RRU, the systems total report. After brief discussion, Director Gerner asked for a copy of the citation we recently received which was immediately forwarded to our counsel for review and direction.

Discussion took place regarding a large repair we had, in which resulted in a 47% water loss for the month – it was a big leak.

Steve McNeal reported that the rate committee met, and that Brian Phillips from Little River will be traveling down here to meet with the committee to discuss ideas and so forth.

## **Community**

Nothing to report and no correspondence.

### **Public Comment for CYO Mitigated Declaration**

Steve of CYO introduced himself along with Jim Wilford, Director of CYO and Sean Jeanne of Brelje and Race.

Steve reported that about four years ago CYO identified some needs which included a new septic, cabins, and new water distribution system. They wanted it for the same reasons the District wanted a new system. So they can get clean, safe water and fire protection.

When asked how many people visit the camp annually, Steve responded with about 6,000 guest per year. When asked what is a matter with their current system, Steve reported they had a 1940's system with galvanized pipe, they didn't have good fire protection, the lines freeze, and they have rusting and leaking.

Carl Wahl commented that the 2006 evaluation of the system stated the water was adequate at that time. Why is fire an issue now? Steve responded that it was due to pressure and continual water flow. Carl stated he understood the water quality would increase. Steve also added that the requirements for surface water are changing year to year.

Bill Wadsworth asked if they are replacing all the distribution lines. Steve responded yes. Bill further stated that the CEQA document states CYO has adequate water supply. Jack of Brelje and Race responded that Brelje and Race misunderstood the water right issue. A negative declaration was prepared, and a notice of determination has not been approved. (Tension and dialogue between the two took place with Bill Wadsworth stating "to treat me like this – you will be sorry".)

John stated that at the last meeting the public was informed that if things got out of hand that people will be asked to leave, and asked that Bill Wadsworth be asked to leave for threatening Jack of Brelje and Race.

Doug Schaffer questioned Steve of CYO about rezoning and if development can take place. Steve responded by saying that absolutely no discussion has taken place in regards to selling and that they are committed to kids and asked everyone present to please help squelch any rumors about CYO selling.

Director Brown asked if CYO is part of the San Francisco Diocese. Steve responded that they are a separate entity and their own corporation. Bruce Blagshatt of CYO added that the camp operates under a use permit.

Jennifer Melmen asked if CYO had thought about putting the property in a land trust. Steve responded that they had not and that they plan to continue to do their own planning and commented that they are good stewards of their land.

Davis Shakin commented that he appreciates CYO's work and he does not want to question the integrity but the economy and things change and feels these questions are legitimate. He asked they commit on paper what they plan to do.

Steve McNeal commented that the community by and large is behind CYO, and that the OCSD board has had these same issues with surface water, etc...fire suppression is great. But Steve went onto say that a conservation easement would be a great good will gesture.

Teri Brown from CYO commented that the CYO has an Advisory Board and that she will bring the comments forward to them, assuring the public that CYO does want to cooperate.

Bob Nelson commented that he had experience with both Bodega Land Trust and Sonoma Land Trust and they both help guide land owners.

Director Brown asked the public if they would want this to be happening to their property. A group telling you to put easements and so forth on your property. He reminded the public that CYO is requesting to be a customer of the District.

Dennis Sandberg asked how much storage they would give the District. Sean Jeanne of Brelje and Race responded with 130,000 gallons.

Bill Wadsworth asked if anyone was aware of a wholesale water agreement. When the flows run low, we turn off the valve and work off our reserves.

Phil Melman asked what the plans were for the north side of the camp. Steve answered by saying they plan to replace cabins, they might become tent cabins and probably decrease capacity.

Carl Wahl stated he whole heartily supports how the camp has been used in the past sixty years. He also feels it would be a superb idea to look into a conservation easement.

Brock Dolman suggested maybe open space for a creative conservation.

Steve of CYO stated that the entity has provided over 100 years of service. Director Gerner asked how CYO would feel about owning their own system. Sean Jeanne of Brelje and Race responded that that is what connections fees are for and paying rates.....and another advantage is not having to have trained operators.

Director Brown asked for a mission statement from CYO.

Public comment ended at 9:35pm.

Board Comment

Director Gerner asked if we would try to recoup some of the money paid to Coastland Engineering. Clerk will look into it.

Meeting was adjourned at 9:40pm.

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Ray Lunardi, President

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Melissa Freeman, Clerk

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Date

