

MINUTES

The regular meeting of the Pajaro/Sunny Mesa Community Services District Board of Directors was called to order at 5:30 pm on September 26, 2024.

ROLL CALL: President Donald Olsen
Vice President Sanford Coplin
Assistant Secretary Clinton Miller
Treasurer Donald Chesterman

ADMINISTRATIVE STAFF: General Manager Judy Vazquez-Varela
Operations Manager Sergio Ochoa
Bookkeeper Amy Saldate
Recorder Rocio Fernandez

ABSENT DIRECTOR(S) & STAFF: Secretary Paul Anderson

DISTRICT COUNSEL: Absent

ADDITION(S) TO AGENDA: None

PUBLIC IN ATTENDANCE:

Mark Swartz Parks Legacy, Reene Little Parks Legacy, Andy Sterbenz Schaff and Wheeler, and Marilyn Vierra Supervisor Church Office Chief of Staff.

PUBLIC COMMENTS:

Ms. Vierra

Action Items

1. Consider and approve the Minutes of August 22, 2024, Regular Board Meeting

No discussion.

The motion was made by Director Miller and seconded by Director Coplin to approve the Regular Board Meeting Minutes of August 22, 2024. Motion carried.

Roll Call Vote: Ayes: D. Olsen; S. Coplin; C. Miller; D. Chesterman
Noes: None
Absent: P. Anderson
Abstain: None

OLD BUSINESS: None

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NEW BUSINESS: (Action Items)

- 1. Pajaro Street Lighting Assessment Hearing opened at 5:45 pm

General Manager Vazquez-Varela stated that the Assessment District consists of 213 lights benefiting 793 parcels. PG&E 2024-2025 projected rates are unknown. Received a total of 2 protests. District Counsel will provide a resolution for the Pajaro Street Lighting Assessment at the next Board meeting.

Public Hearing was closed at 6:02 pm. Assessment was successful.

Motion was made by Director Chesterman and seconded by Director Olsen to approve the Pajaro Street Lighting Assessment continuing thru 2025. Motion carried.

Roll Call Vote: Ayes: D. Olsen; S. Coplin; C. Miller; D. Chesterman
 Noes: None
 Absent: P. Anderson
 Abstain: None

- 2. Review and consider approving financial reports for August 2024

Bookkeeper Saldade reported to the Board of Directors that the Water Revenue of August was 7 percent over the budget projection. In the Indirect Expenses, the District saw an increase in Membership Fees and Dues due to the Annual Budget allocation for LAFCO.

The District had an increase to the Direct Expense in the Water Testing- Labs budget due to the mandatory summer regulatory sampling and in Utilities- Well Site budget mainly due to the Normco Backup Generator heater block issue. Other Income had an increase in Late Payment Penalties. The Total Income was more than Total Expenses by \$105,519. August's Cash was more than July's Cash by \$136,318. August's cash on hand was \$1,304,877.

The Net Income for August was above projected budget mainly because of low monthly expenses.

A motion was made by Director Coplin and seconded by Director Chesterman to approve the financial reports for August 2024. Motion carried.

Roll Call Vote: Ayes: D. Olsen; S. Coplin; C. Miller; D. Chesterman
 Noes: None
 Absent: P. Anderson
 Abstain: None

MONTHLY EXPENDITURES REPORT FOR REVIEW

APPROVAL OF PAYMENTS:

- 3. Review and consider approving September 2024 payments

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1. General Fund 633: Total of \$2,405.00
2. Operating Account: Check No. 25936 through Check No. 25962 totaling \$215,786.23
3. Reserve Account: Total of \$4,417.23
4. Street Maintenance Account: Total of \$1,286.02
5. Pajaro Park Account: Total of \$1,985.60
6. COP 2010 Account: Total of \$0.00
7. Debt Service Reserve Account: Total of \$0.00

A motion was made by Director Chesterman and seconded by Director Miller to approve the September 2024 payments. Motion carried.

Roll Call Vote: Ayes: D. Olsen; S. Coplin; C. Miller; D. Chesterman
 Noes: None
 Absent: P. Anderson
 Abstain: None

4. Consideration, discussion and motion giving direction regarding Parks Legacy Developer's Request to approve Staff time to work with Parks Legacy Team

Director Coplin opened conversation by requesting the District be compensated for the Staff time spent on the project and that the District policy for extension/Acquisition be considered. Mr. Swartz suggested that the deposit funds be used for paying the fees incurred by the District for the purpose of the Parks Legacy Project. Mr. Sterbenz explained that in working with other agencies normally have a cost neutral agreement to charge the developer for out of house staff.

Director Miller requested Storm and runoff recharge information; Balance Hydrologics is still working on providing this information. Water supply and recharge information is approximately two to three weeks out.

Staff was directed to reach out to Legal Counsel for clarification of the use of the deposit funds.

Director Miller finds a conflict of interest with Don Rosa role in consulting for the District and for the Parks Legacy Project. Mr. Swartz clarified that Mr. Rosa is the Superintendent for the Golf Course not for the Water Project for Parks Legacy. The District will not consult with Mr. Rosa regarding the Parks Legacy Project. All meetings need to be documented and any legal or engineering expenses incurred need to be documented.

A motion was made by Director Chesterman and seconded by Director Olsen to approve Staff time work with Parks Legacy team to develop workplan with the contingency that the deposit funds can be used for paying fees incurred by District. Motion carried.

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Roll Call Vote: Ayes: D. Olsen; S. Coplin; C. Miller; D. Chesterman
Noes: None
Absent: P. Anderson
Abstain: None

STAFF/COMMITTEE REPORTS: (Informational Only)

1. 2023 Flood Damage Report
 - Cal OES submitted claim to FEMA, the claim is under review. Director Coplin asked regarding the amount to be reimbursed, the District submitted for \$100,000, FEMA is obligated to reimburse 75 percent. District also applied for reimbursement from Pajaro Recovery funds, being application number 82 or 84. Pajaro Recovery Small Business checks have begun to be distributed.
 - FEMA requested an itemized proposal from Tesco Controls and Darrel Varni Electric for the Motor Control Center Replacement Project due to project being over the one million dollars threshold.

2. Pajaro-Sunny Mesa-Springfield Area Regional Consolidation Project (PSMS)
 - The team continues the land acquisition which is a key element to the design and schedule of the Project.
 - Denise Duffy and Associates began Tribal Consultation efforts. Met with 3 Tribes with high sensitivity, pending meeting with 1 Tribe.

3. Springfield Consolidation Project Grant
 - The Project design is under revision, State Water Boards did not approve the use of the Mobile Home Park as an emergency backup well, it must be removed from the design.
 - The temporary easement Agreement was not presented at the North Monterey County Unified School District (NMCUSD) Board meeting on September 10, 2024. Staff will attend meeting later today to present Agreement. Ms. Vierra spoke to Board Member Diaz regarding the importance of this project and how this will provide water to their most underserved communities, and he agreed.
 - MNS Engineers completed the construction bid documents pending dates and final figures, to be forwarded to Director Anderson for his thoughts.
 - Director Coplin requested an update regarding Delany Project, to be discussed later.

4. 2023-2024 Annual Audit
 - Field Audit is to begin October 7 thru 11, 2024.

5. District Operations Report
 - Generator Project
 - Darrel Varni Electric has completed the electrical work to the backup generator at the Langley/Valle Pacifico Water System, and it is now online.

 - Multi Community Bottled Water Project
 - The March, April, May and June's reimbursement were received.

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Pajaro Long-Term Recovery

- The District applied for the \$15,000 beautification grant that would replace the District office lawn for a drought resilient garden. Site visit was earlier this month.

Current Water System Repairs

Blackie Road #18 WS:

- The 1-inch meter with a 3/4-inch register was replaced with a true 3/4-inch meter.
- The customer replaced the lead containing valve, they will collect another sample to verify all lead pipes were removed.

Langley/Valle Pacifico WS:

Moss Landing WS:

- Hwy 1 Positive Location Project, Staff is collaborating with Caltrans in locating water lines along Hwy 1.
- Spectrum Cable requested location of water main lines on Dolan Road.

Normco WS:

- The leak at Berta Cyn Ct was repaired by Contractor on September 18, 2024.
- Well 1 Standby Generator was overheating, Quinn reprogrammed, now it is working properly.

Pajaro WS:

- The abandoned vehicles on Railroad were removed by Vehicle Abatement.

Springfield Road WS:

Sunny Mesa WS:

- Well 1 electrical is near completion, we are awaiting 3 fuses to complete the rehabilitation.

Vega Road #01 WS:

Vierra Estates WS:

6. Usage Comparison Report 2023/2024-August

- Usage is down in most systems, except in Vierra Estates, Langley/Valle Pacifico and Blackie Water Systems. District wide we had an 8.7 percent decrease in usage compared to this month last year.

CLOSED SESSION:

None

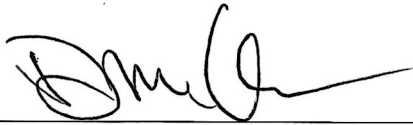
NEXT BOARD MEETING:

The next Regular Board Meeting is to be held on Thursday October 24, 2024, at 5:30 pm at the District Office.

There being no further business, the Regular Board Meeting of the Pajaro/Sunny Mesa Community Services District was adjourned at 6:29 pm with motion made by Director Chesterman, seconded by Director Olsen. Motion carried.

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Respectfully submitted by:



Donald Olsen, President



Sanford Coplin, Vice President



Rocio Fernandez, Recorder