

KNIGHTS LANDING COMMUNITY SERVICES DISTRICT

PROVIDING - WATER - WASTEWATER - RECREATION - STREETLIGHT - DRAINAGE - SERVICE

BOARD OF DIRECTORS MEETING KNIGHTS LANDING COMMUNITY SERVICES DISTRICT

REGULAR MEETING

July 21, 2020

MINUTES

CALL TO ORDER

Vice President Gilbert Plubell called the meeting to order at 7:00 pm.

ROLL CALL

Present:

- Directors: Ray Lomelli, Teresa Borrego, Gilbert Plubell, Willie Morales and Lori Stonebraker.
- Not present:
- District Counsel: Not present.
- District Engineer: Todd Tommeraason
- Admin Secretary/Bookkeeper: Vickie Chavarria

Guests:

- Philip Pogledich: County Counsel
- Chad Rinde: Yolo County DFS
- Mark Krummenacker: LAFCO
- Leo Refsland: General Manager MCSD

Note: Director Gilbert Plubell Chaired the meeting.

Public: None.

PUBLIC COMMENTS

Gilbert Plubell called for public comment – None.

CONSENT AGENDA

APPROVAL OF AGENDA

APPROVAL OF MINUTES from June 16, 2020

Set next regular meeting Date- Tuesday August 18, 2020

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ITEMS CONSIDERED FOR BOARD DISCUSSION OR ACTION

1. SUPERINTENDENTS REPORT:

Leak at Strawberry Patch. Can't find shutoff

2. TREASURER'S REPORT:

Vickie Chavarria presented the monthly list of payables and the treasurers report. Some bills show up twice because the duration between was shorter. Frontier communication cancelled. Discussion followed regarding Bobcat parts, Locks, SUSP and Andy Anderson.

On motion by Willie Morales, seconded by Lori Stonebraker and unanimously carried the claims for payment were authorized.

3. ENGINEER'S REPORT:

Todd Tommeraason of L & M presented the following items:

- CCR complete and mailed out
- Monthly testing good been negative for several months
- Reporting complete

4. SPECIAL ISSUES:

- CONSIDER APPROVAL OF CONTRACT WITH MADISON COMMUNITY SERVICES DISTRICT FOR SERVICES RELATING TO MANAGEMENT AND OPERATION OF DISRICT FACILITIES.

Gilbert Plubell asked if everyone read the contract and was ok with it. All responded yes. After responses he asked for any questions or comments. There were none. He then asked for motion on the contract.

On motion of Lori Stonebraker, seconded by Willie Morales and unanimously carried KLCSD entered into contract under terms listed within for MCSD to provide management and operational oversight of KLCSD as outlined in the contract.

- APPROVE INITIATION OF PROP 218 PROCEEDINGS FOR WATER AND WASTEWATER SERVICE CHARGE INCREASES.

Todd Tommeraason stated that all he needs are the actual increases and final budgets to update the notices and engineers report. Will need the increase amounts, increments and timelines. There should be no problem with justification of need. Leo Refsland spoke about needs and costs associated. The facts are the facts and that's the rate you will have to charge. Numbers currently show a minimum of a ten-dollar increase is warranted. Probably need at least two in a row. The next six

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months will be very tight until we can stabilize costs. Cost of living increases done regularly guard against deficits and big increases.

MCSO rates along with their recent increase were discussed as well as other districts.

Ray Lomelli Wondered about the effects of the Covid pandemic has on these things. He spoke about how a twenty-five-dollar increase would not be reasonable however, if were to do two raises within six months, then slightly go up from there annually. That would be more acceptable. Mark Krummenacker Spoke about the need to recover past deficits. A balanced budget by operating within means. Has worked on numbers and budgets that go out 5 years. What those numbers equate to should be the numbers KLCSD use. Willing to continue to help with this. Should be a component that includes system replacement. Chad Rinde spoke about the benefit of now having a general manager and that the board should authorize him to move forward with establishing those rates. Leo Refsland indicated as soon as MCSO signs the contract he automatically is authorized to work on the district's behalf as General Manager. Todd Tommeraason suggested keeping within the forty-five-day notification period and possibly have a special meeting. He has the templates from the last one and they can easily be filled out with current information. The current structure between commercial and residential classification was discussed. They need to be separated.

- **EAR-LEAD SERVICE REPLACEMENT CERTIFICATION** Todd Tommeraason indicated that there has never been any lead show up in the testing and as far as he knows there are no lead service connections. He needs a letter signed by the KLCSD Board to comply with the annual DRINC EAR assuring that there are no lead service connections. Leo Refsland stated that since L&M was the engineering company that participated in the original construction of the KLCSD system. Could L&M write a letter to the KLCSD Board officially stating that there are no lead service connections then Leo as GM could sign the EAR Certification Letter on behalf of the Board. Todd and the Board agreed that that was the way to go.
- **DISCUSSION AND ACTION ON 2020-2021 CERTIFICATION OF ASSESMENT FOR COMMUNITY FACILITIES** Discussion followed about what the assesment for the White Subdivision detention basin covers, the costs and the need to get it done because of a short timeline.

On the motion of Lori Stonebraker, seconded by Willie Morales and unanimously carried the Certification of Assesment for Community Facilities was approved

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- DISCUSSION AND POSSIBLE ACTION ON SELECTION OF A NEW BOARD PRESIDENT FOLLOWING LORI STONEBRAKER RESIGNATION Discussion followed about who would be best as President of KLCSD.

On the motion of Lori Stonebraker, seconded by Willie Morales and unanimously carried, Ray Lomelli is President and Gilbert Plubell is Vice President of KLCSD Board of Directors.

5. BOARD UPDATES

- Discussion followed about Covid 19 and the Governors order reflecting on shutoff and penalties.
Including the timeline and sunset of the order.
- Discussion followed about charging for shutting the water off for repairs. May need to be a future agenda item
- Discussion followed about forming a subcommittee of 2 to talk with GM about issues in the district and determine action items to be dealt with.
It was agreed that the Ray Lomelli and Gilbert Plubell make up that committee.

6. REVIEW AND DISCUSSION OF RECENT CORROSPONDENCE

- NONE

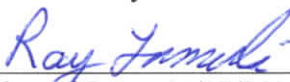
a) FUTURE AGENDA ITEMS

b) ADJOURNMENT

Meeting adjourned at 7:15 pm by Vice President Gilbert Plubell


NEXT MEETING DATE: Tuesday, 08-18-2020 @ 7:00 pm

President Ray Lomelli



Adopted Date: 11/17/2020

Board Clerk Leo Refsland



Adopted Date: 11/17/2020