

**BOARD OF DIRECTORS MEETING
KNIGHTS LANDING COMMUNITY SERVICES DISTRICT**

REGULAR MEETING
July 20, 2021
MINUTES

1. CALL TO ORDER

Vice President Gilbert Plubell called the meeting to order at 7:01 pm.

2. ROLL CALL

Present:

- Directors: Ray Lomelli, Gilbert Plubell, and Roberto Chavez.
- Not present for roll call: Teresa Borrego Joined at 7:08 P.M..
- One Seat is currently vacant.
- District Counsel: Not present.
- General Manager/Board Clerk: Leo Refsland.
- Admin Secretary/Bookkeeper: Vickie Chavarria
- Note: Vice president Gilbert Plubell is Chairing the meeting.
- Public: Elisa Sabatini of Yolo County. Willie Morales (Edson Property).

3. APPROVAL OF AGENDA

Vice President Gilbert Plubell called for a motion to approve the agenda.

Motion by: Director Roberto Chavez to approve the agenda.

Second by: Director Ramon Lomelli.

Discussion: None

Vote: Ayes: 3 No: 0 Abstain: 0 **Motion:** Passed

4. PUBLIC COMMENTS

Vice President Gilbert Plubell called for public comment – None.

5. CORRESPONDENCE: None.

6. APPROVAL OF MINUTES: June 15, 2021

Motion by: None, moved to next meeting.

Second by:

Discussion: None.

Vote: Ayes: 0 No: 0 Abstain: 0 **Motion:** None

7. FINANCIAL REPORT:

- Income: GM went over income. Finished up the year within income budget. Does not include grants or credits. Mostly due to rate increase.
- Expense: GM is seeing an issue with the claims and needs to go back and make sure they are accurate. The expense report would be off as a result. GM still feels the district is finishing the year within budget or slightly over.

8. APPROVAL OF CLAIMS:

Vice President Gilbert Plubell asked for a motion to approve the claims for 06/17/ 2021 to 07/15/2021.

Motion by:

Second by:

Discussion: GM indicated that there were issues with the claims and that he needed to look into them and asked to move their approval to the next meeting.

Vote: Ayes: 0 No: 0 Abstain: 0 Motion: None.

Vice President Gilbert Plubell asked for a motion to approve invoices for Madison CSD Contract Management and Operations.

Motion by: None.

Second by:

Discussion: GM asked for this to be moved to next meeting.

Vote: Ayes: 0 No: 0 Abstain: 0 Motion: None.

Vice President Gilbert Plubell noted no reimbursement invoice for Madison CSD Contract operations expenses for 20-21 and 21-21 budget years.

Motion by: None.

Second by: None.

Discussion: GM asked for this to be moved to next meeting.

Vote: Ayes: 0 No: 0 Abstain: 0 Motion: None.

9. DISCUSSION ITEMS: None.

10. ACTION ITEMS:

- a) **Discuss and approve 2021-2022 Budget and 2020-2021 adjustments.**

Motion by: None:

Second by: None.

Discussion: GM asked for this to be moved to next meeting.

Vote: Ayes: 0 No: 0 Abstain: 0 Motion: None.

- b) **Discuss and authorize to move forward with possible will serve for development of Edson property Bordering Railroad and 116. Including possible exchange of vacant property in lieu of connection fees.**

Motion by: Director Roberto Chavez to approve authorizing GM to work with Yolo County, Edson and Duncan property owners and other agencies to move forward exploring feasibility/requirements to add properties in the district SOI and receive property for tank and well in lieu of connection fees.

Second by: Director Ramon Lomelli.

Discussion: Willie Morales representing the Edson property bordering Railroad Street and road 116 gave a presentation about the possible development of vacant land. Including trading a portion of the vacant land to the KLCSD for new well and storage tank in exchange for connection fees. Discussion followed about the benefits of land to site a new well and large town storage tank. Discussion included concern over existing well sites for the ranch and the overall improvements that would be made. Elisa Sabatini representing Yolo County gave background and plans for the Duncan property directly next to the Edson property. This property is a major component of drainage for the town and there are plans to improve drainage. The County would be interested in working with the district to improve the drainage and obtain land to site a new well and storage tank. Discussion followed about the other potential sites in the town and the limitations, set back requirements and other regulatory issues surrounding them. The discussion included need of annexation and adding to district SOI and possibly combining all the separate parcels into one. The county would provide engineering support to the district that would help tie the above ground storage tank, well and drainage together.

Vote: Ayes: 4 No: 0 Abstain: 0 Motion: Passed.

a) GENERAL MANAGERS REPORT

- Elisa Sabatini stayed to contribute to the reporting on the current drought conditions. Her input included the upcoming BOS meeting that will address an emergency proclamation, historical water use compared to current water use and the resources that may be available for emergency response. GM spoke about the new real time static water level monitor at Ridgecut and how the data is being compiled to make decisions regarding drought response. Our historical data is very limited and it may take awhile to log current data that will be useful with current trends. KLCSD trends are similar to Madison. Over all still a little unsure about making it through October/ November. Watching on a weekly/Daily basis. Sent out 531 water conservation notices. Went to everyone in the 95645-zip code. Discussion followed about conservation needs, implementation and potential consolidation of district with other agencies and or the city.
- Sent in several applications for ARP funding for projects.
- Still working on the CIP hope to finish up by end of August.

- Because of the NOV on the WWTF we were able to add improvements and repairs to the planning grant.
- LAFCO six-month checkup is this next Thursday.
- Audit is still going on.
- Still looking for a board member.
- Have five more connection fees ready to go waiting on developer to pay.
- State performed a sanitary survey inspection. Will receive report soon.
- There were questions and discussion about the White subdivision.

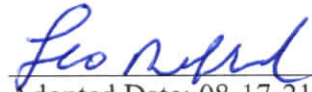
b) FUTURE AGENDA ITEMS

c) ADJOURNMENT

Meeting adjourned at 8:01 pm by Vice President Gilbert Plubell

NEXT MEETING DATE: Tuesday, 08-17-2021 @ 7:00 pm

Board Clerk Leo Refsland



Adopted Date: 08-17-21