



Mission statement of McKinleyville Community Services District:
“Provide McKinleyville with safe and reliable water, wastewater, lighting, open space, parks and recreation, and library services in an environmentally and fiscally responsible manner.”

**NOTICE IS HEREBY GIVEN THAT A *REGULAR* MEETING OF THE
MCKINLEYVILLE COMMUNITY SERVICES DISTRICT BOARD OF DIRECTORS
WILL BE HELD
WEDNESDAY, SEPTEMBER 4, 2019 AT 6:00pm
Azalea Hall, 1620 Pickett Road
McKinleyville, California**

AGENDA
Special Meeting 6:00 pm

A. CALL TO ORDER

A.1 Roll Call

A.2 Public Comment and Written Communications

*Any person may address the Board at this time upon any subject not identified on this Agenda but within the jurisdiction of the McKinleyville Community Services District; however, any matter that requires action will be referred to staff for a report of action at a subsequent Committee or Board meeting. As to matters on the Agenda, an opportunity will be given to address the Board when the matter is considered. **Comments are limited to 3 minutes.** Letters should be used for complex issues.*

A.3 Closed Session Discussion

At any time during the regular session, the Board may adjourn to closed session to consider existing or anticipated litigation, liability claims, real property negotiations, license and permit determinations, threats to security, public employee appointments, personnel matters, evaluations and discipline, labor negotiations, or to discuss with legal counsel matters within the attorney-client privilege.

a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code 54956.8)

Agency Negotiators: Greg Orsini, General Manager, Russell Gans, Legal Counsel
Parties with Whom Negotiating: Dolores Pialorsi, Trustee

Property: Humboldt County Assessor Parcel Nos. 506-341-017, 508-031-001, 508-081-034 and 508-091-037, located at/near Fischer Road, McKinleyville, Humboldt County, CA

Under Negotiation: Purchase Agreement (Price and Terms of Payment)

A.4 Report out of Closed Session

AGENDA
Regular Meeting 7:00 pm

A. CALL TO ORDER

A.1 Roll Call

A.2 Pledge of Allegiance

A.3 Additions to the Agenda

Items may be added to the Agenda in accordance with Section 54954.2(b)(2) of the Government Code (Brown Act), upon a determination by two-thirds vote of the members of the legislative body present at the time of the meeting, or, if less than two-thirds of the members are present, a unanimous vote of those members present, that there is a need to take immediate action and that the need for action came to the attention of the McKinleyville Community Services District after the Agenda was posted.

A.4 Approval of the Agenda

B. PUBLIC HEARINGS

These are items of a Quasi-Judicial or Legislative nature. Public comments relevant to these proceedings are invited.

B.1 Conduct Public Hearing regarding proposed assessment and formation of Fawn Meadows Subdivision Open Space Zone #27

Attachment 1 – Resolution 2019-23

Attachment 2 – OSMZ #27 Engineers Report with Exhibit A & B

Attachment 3 – OSMZ #27 Completed Ballot with Notice

C. PUBLIC COMMENT AND WRITTEN COMMUNICATIONS

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D. CONSENT CALENDAR

Consent Calendar items are expected to be routine and non-controversial, to be acted upon by the Board of Directors at one time without discussion. If any Board member, staff member, or interested person requests that an item be removed from the Consent Calendar, it shall be removed so that it may be acted upon separately.

D.1 Consider Approval of the Minutes of the Board of Directors Regular Meeting on August 7, 2019

Attachment 1 – Draft Minutes from August 7, 2019

D.2 Consider Approval of July 2019 Treasurer's Report

D.3 Compliance with State Double Check Valve (DCV) Law

- D.4 Consider Approval of Conveyance of Water and Sewer Facilities
Related to Furber Subdivision
Attachment 1 – Agreement for Conveyance and Acceptance of
Furber Subdivision System

E. CONTINUED AND NEW BUSINESS

- E.1 Consider Approval of 5-Year Strategic Plan
Attachment 1 – Draft 2019-2024 Strategic Plan
- E.2 Reserve policy review for Pay As You Go Capital Projects and Working
Capital Reserves
- E.3 Informational Update on 50th Anniversary Celebration of McKinleyville
Community Services District
- E.4 Consider Approval of Professional Services Agreement with GHD to
Perform Engineering Services for the Hiller Sewer Lift Station Upgrade
Attachment 1- Professional Services Agreement
- E.5 Consider Approval of General Manager Transition Overview, Set
Transition Calendar and Clarify GM Role During Transition
Attachment 1 – General Manager Transition Timeline
Attachment 2 – Executive Onboarding Checklist
- E.6 Consider Attendance to the Association of California Water
Agencies (ACWA) 2019 Fall Conference & Exhibition in San
Diego, CA December 2-5, 2019
Attachment 1 – Preliminary Agenda
Attachment 2 – Registration, Meals and Hotel Pricing Sheet
- E.7 Association of California Water Agencies (ACWA) Committee
Appointment Considerations for 2020-2021 Term
Attachment 1 – 2019 ACWA Committee Appointment Process
Timeline for 2020-2021 Term
Attachment 2 – ACWA Committee Composition Sheet
- E.8 Board Consider Adjustment to Change Fund

F. REPORTS

No specific action is required on these items, but the Board may discuss any particular item as required.

F.1 ACTIVE COMMITTEE REPORTS

- a. Recreation Advisory Committee (Couch/Mayo)
- b. Area Fund (John Kulstad/Burke)
- c. Redwood Region Economic Development Commission (Mayo/Barsanti)
- d. McKinleyville Senior Center Board Liaison (Barsanti/Burke)

- e. Audit (Corbett/Barsanti)
- f. Employee Negotiations (Couch/Corbett)
- g. Water Task Force (Burke)
- h. AdHoc No Drugs & Toxics Down the Drain (Burke)
- i. McKinleyville Municipal Advisory Committee (Burke/Mayo)
- j. Cornerstone Committee (Couch)
- k. Groundwater Sustainability Committee (Corbett/Burke)
- l. Humboldt Local Agency Formation Commission (Couch)

F.2 STAFF REPORTS

- a. Support Services Department (Colleen M.R. Trask)
- b. Operations Department (James Henry)
- c. Parks & Recreation Department (Lesley Frisbee)
- d. General Manager (Greg Orsini)

Attachment 1 – WWMF Monthly Self-Monitoring Report

F.3 PRESIDENT’S REPORT

F.4 BOARD MEMBER COMMENTS, ANNOUNCEMENTS, REPORTS AND AGENDA ITEMS REQUESTS

G. ADJOURNMENT

Posted 5:00 pm on August 30, 2019

Pursuant to California Government Code Section 54957.5. this agenda and complete Board packet are available for public inspection on the web at McKinleyvillecsd.com/minutes or upon request at the MCSD office, 1656 Sutter Road, McKinleyville. A complete packet is also available for viewing at the McKinleyville Library at 1606 Pickett Road, McKinleyville. If you would like to receive the complete packet via email, free of charge, contact the Board Secretary at (707)839-3251 to be added to the mailing list.

McKinleyville Community Services District will, on request, make agendas available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Individuals who need this agenda in an alternative format or who need a disability-related modification or accommodation in order to participate in the meeting should contact the Board Secretary at (707) 839-3251. Notification 48 hours prior to the meeting will enable the District to make reasonable arrangements for accommodations.