

**NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE  
MCKINLEYVILLE COMMUNITY SERVICES DISTRICT BOARD OF DIRECTORS  
WILL BE HELD AT:**

**Azalea Hall  
1620 Pickett Road  
McKinleyville, California**

**Wednesday, December 15, 2010  
7:00 P.M.**

**AGENDA**

**A. CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**ADDITIONS TO 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.*

**B. APPROVAL OF THE AGENDA**

**C. PUBLIC HEARINGS**

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

- C.1 First reading of Ordinance 2010-01 amending the MCSD Rules and Regulations to increase facility rental fees Pg. 5

**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 minutes of the Board of Directors' Regular Meeting of November 17, 2010 Pg. 12
- D.2 Consider approval of November 2010 Treasurer's Report Pg. 16

- D.3 No DCV Violations this month
- D.4 Re-classify FY10/11 Capital Improvement Plan (CIP) related to Vehicle Purchase Pg. 35

**E. CONTINUED AND NEW BUSINESS**

- E.1 Present Community Builder Award to John Kulstad Pg. 42
- E.2 Humboldt Bay Municipal Water District introduction of new Board member Ms. Sheri Woo Pg. 44
- E.3 Consider appointing new member to the Recreation Advisory Committee Pg. 45
- E.4 Discuss results of independent survey that evaluated desired recreational activities within the community related to Measure B renewal Pg. 47
- E.5 Election of MCSD Board Officers for 2011 Pg. 56
- E.6 Discuss MCSD Board committee assignments for 2011 Pg. 57
- E.7 Consider Approval of Regular MCSD Board Meeting Dates, Times and Location for 2011 Calendar Year Pg. 59
- E.8 Consider renewal of California Conservation Corps Memorandum of Understanding for the use of the Pierson Park Trailer for 2011 Pg. 61
- E.9 Consider approval of proposal received for lease of Fischer Ranch agricultural area Pg. 65
- E.10 Informational Update regarding the status of the Waste Water Management Facility National Pollution Discharge Elimination System (NPDES) Permit that is governed by the Regional Water Quality Control Board Pg. 67
- E.11 Consider approval of revised MCSD Board Policy Manual Pg. 69
- E.12 Discuss possible purchase of Lourenco Real Property at 1414 Fischer Road, APN: 508-021-008 adjacent to existing Sewer owned property Pg. 84

## 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 (alternate))
- b. Area Fund (John Kulstad)
- c. Redwood Region Economic Development Commission ((Edwards, Wennerholm (alternate))
- d. McKinleyville Senior Center (Wennerholm)
- e. Audit (Corbett, Edwards)
- f. Water Task Force ((Mayo, Corbett (alternate))
- g. AdHoc No Drugs & Toxics Down the Drain (Mayo)

### F.2. STAFF REPORTS

- |  |        |
|--|--------|
| a. Support Services Department (Steve Edmiston)  | Pg. 86 |
| b. Operations Department (Greg Orsini)           | Pg. 89 |
| c. Parks and Recreation Department (Jason Sehon) | Pg. 91 |
| d. General Manager (Norman Shopay)               | Pg. 94 |

### F.3. BOARD PRESIDENT'S REPORT

### F.4. BOARD MEMBERS' COMMENTS, ANNOUNCEMENTS, REPORTS

## G. 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.*

## **H. 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.*

### **H.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS -**

(Per Government Code Section 54956.8) Property: 1414 Fischer Road. Under Negotiation: Purchase or Lease of all or part of the above-referenced property. MCSD negotiators: Norman Shopay, General Manager; Steve Edmiston, Finance Director; Greg Orsini, Operations Director; Jason Sehon, Parks and Recreation Director, Russell Gans, District legal counsel. Parties with whom MCSD may negotiate: Fernando Lourenco, Jorge Lourenco. Instructions to negotiators include both price and terms of payment.

**H.2 CONFERENCE WITH LEGAL COUNSEL –** Potential exposure to litigation pursuant to subdivision (b) of Section 54956.9. Potential cases: One (1). Oral and written statements from David Elsebusch directed to the District, Staff.

### **H.3 CONFERENCE WITH REAL PROPERTY NEGOTIATORS -**

(Per Government Code Section 54956.8) Property: 1418 Fischer Road APN No. 508-021-007 Under Negotiation: Lease of all or part of the above-referenced property. MCSD negotiators: Norman Shopay, General Manager; Steve Edmiston, Finance Director; Greg Orsini, Operations Director; Jason Sehon, Parks and Recreation Director, Russell Gans, District legal counsel. Parties with whom MCSD may negotiate: Tim Gomes/Burno Pelorisi, Collenberg, Marv Peachey. Instructions to negotiators include both price and terms of payment.

## **I. ADJOURNMENT**

**Posted 5:00 pm on Friday December 10, 2010**