

**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, November 16th, 2011
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.

NO PUBLIC HEARING SCHEDULED

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 October 19, 2011 Pg. 4
- D.2 Consider approval of minutes of the Board of Directors' October 26, 2011 Special Board Meeting Pg. 10

D.3 Consider approval of October 2011 Treasurer's Report Pg. 11

D.4 DCV Violations this month. Pg. 27

E. CONTINUED AND NEW BUSINESS

E.1 20 Year Facilities Plan Discussion Pg. 29

E.2 Fischer Ranch Lease Addendum Pg. 48

E.3 2012 Schedule for Board meeting date, time and place Pg. 50

E.4 Consider Acquisition of all or a portion of Real Property Parcel located at/near the junction of School Road and Washington Avenue, McKinleyville (APN 508-242-008). Pg. 51

E.5 MCSD Election Results (Final Election Night Unofficial Results) Pg. 52

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 ((Wennerholm, Edwards (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)
- h. McKinleyville Advisory Committee(Edwards, Mayo, Alternate-Corbett)

F.2. STAFF REPORTS

- a. Support Services Department Pg. 56
- b. Operations Department (Greg Orsini) Pg. 57
- c. Parks and Recreation Department (Jason Sehon) Pg. 65
- d. General Manager (Norman Shopay) Pg. 67

F.3. 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 LEGAL COUNSEL – EXISTING LITIGATION-
MCKINLEYVILLE COMMUNITY SERVICES DISTRICT v COUNTY OF HUMBOLDT,
BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT, CASE NO.
CV110632 LITIGATION, pursuant to subdivision (a) of Section 54956.9.

H.2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS -
(Per Government Code Section 54956.8) Property: 1700 Washington Avenue,
McKinleyville, California. Under Negotiation: Purchase of the above-referenced
property. MCSD negotiators: Norman Shopay, General Manager; Jason Sehon,
Parks and Recreation Director, Russell Gans, District legal counsel. Parties with
whom MCSD may negotiate: Dena McCullough, Superintendent, McKinleyville Union
School District (MUSD), MUSD Board of Trustees, Stephen L. Hatsell, General
Counsel. Instructions to negotiators include both price and terms of payment.

I. ADJOURNMENT

Posted 5:00 pm on Thursday, November 10th, 2011.