



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, MARCH 4, 2020 AT 6:30/7:00pm
Azalea Hall, 1620 Pickett Road
McKinleyville, California**

CLOSED SESSION AGENDA
6:30 p.m.

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: Michael Malin, Cheryl Malin

Property: Malin Manufactured Home Unit: 795 Hiller Road, McKinleyville, Humboldt County, CA

Under Negotiation: Price and terms of payment, manufactured home unit and future site lease terms.

A.4 Report out of Closed Session

REGULAR MEETING AGENDA

7:00 p.m.

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.

NO PUBLIC HEARING SCHEDULED

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 February 5, 2020

Attachment 1 – Draft Minutes from February 5, 2020

D.2 Consider Approval of January 2020 Treasurer's Report

D.3 Consider Approval of Hiller Sports Complex Facility Use Agreement Contracts Between MCSD and the Following Youth Sport Organizations:
Mad River Girls Fastpitch Softball (Humboldt ASA) and McKinleyville Little League
Attachment 1 – HSC Agreement between MCSD and Mad River Girls Fastpitch Softball (Humboldt ASA)
Attachment 2 – HSC Agreements between MCSD and McKinleyville Little League

Attachment 2a – Supplemental Maintenance Agreement Between
McKinleyville Little League and MCSD

- D.4 Consider Approval of the Facility Use Agreement between MCSD and the
McKinleyville Senior Center for the Use of Azalea Hall
Attachment 1 – Facility Use Agreement between MCSD and the
McKinleyville Senior Center

E. CONTINUED AND NEW BUSINESS

- E.1 Consider Adoption of Resolution 2020-02 Recognizing, Honoring, and Commending
Diane Sloane for Twenty-five (25) years of service
Attachment 1 – Resolution 2020-02
- E.2 Consider Second Reading and Adoption of Ordinance NO. 2020-01
Amending Rules 9.05, 10.01, and 10.03 of MCSD Rules and Regulations
Attachment 1 – Ordinance No. 2020-01
- E.3 Consider Adoption of a Resolution Authorizing the Execution and Delivery by MCSD
of an Installment Contract and Authorizing the General Manager to Execute all
Necessary Documents and Related Actions and Select Chase as the Winning
Proposal for the Real Property Purchase of the Pialorsi Ranch
Attachment 1 – Resolution 2020-03.1 (Taxable Resolution)
Attachment 2 – Resolution 2020.03.2 (Tax Exempt Resolution)
Attachment 3 – Installment Purchase Contract
Attachment 4 – Memorandum Considering Tax-Exempt Financing for the
Acquisition of Real Property
Attachment 5 – PowerPoint Presentation Slides
- E.4 Consider Attendance at the CSDA Special Districts Legislative Days May 19-20,
2020 in Sacramento
Attachment 1 – 2020 Legislative Days Brochure
- E.5 Consider Appointment of Kassidy Bertoldi for Vacant Alternate Seat on the
Recreation Advisory Committee
Attachment 1 – Letter of Application from Kassidy Bertoldi
- E.6 Review Information for the Draft Capital Improvement Plan for the
Operational Funds: Water, Wastewater, and Streetlights, FY2020-21
Attachment 1 – Draft Capital Improvement Plan Budget for the
Water, Wastewater, and Streetlights Funds
Attachment 2 – Draft Capital Improvement Plan Narrative for the
Water, Wastewater, and Streetlights Funds
- E.7 Discuss and Consider Committee Assignments and Appointment
of Committee Chairs by the Board President for the 2020
Calendar Year
Attachment 1 – 2019 Positions, Staff Member Appointments
and 2019 Committee Assignments

- E.8 Reserve Policy Review for Repair and Replacement Reserves
 - Attachment 1 – 2012 Repair and Replacement Reserve Policy
 - Attachment 2 – CIP 20-year Budget

- E.9 Consider Approval of General Manager Contract with Patrick Kaspari for a Five-year Term
 - Attachment 1 – General Manager Employment Agreement with Patrick Kaspari

- E.10 Consider Adoption of Resolution No. 2020-04 Designating the General Manager the Authorized Representative for Pursuing Grant Funding for a Recycled Wastewater System Project
 - Attachment 1 – Resolution 2020-04

- E.11 Consider Approval of Professional Services Agreement with GHD to Perform Phase 3b of the Mainline Replacement and Rehabilitation Master Plan
 - Attachment 1 – Professional Services Agreement

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 February 28, 2020

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.