



## GRANADA COMMUNITY SERVICES DISTRICT

# MINUTES BOARD OF DIRECTORS REGULAR MEETING at 7:00 p.m.

January 16, 2025

This meeting was held in person and via Zoom.

### **CALL REGULAR MEETING TO ORDER AT 7:00 p.m.**

The regular meeting was called to order at 7:02p.m.

### **ROLL CALL**

Board President Jen Randle, Director Wanda Bowles, Director Barbara Dye, and Director Nancy Marsh. Director Jill Grant participated via teleconference pursuant to Government Code Section 54953(b).

Staff: General Manager Chuck Duffy, Assistant General Manager Hope Atmore, and District Counsel William Parkin.

### **GENERAL PUBLIC PARTICIPATION**

Patrick Tierney stated that there is wide community support for the Granada Community Park and that the District should move forward with the project.

### **REGULAR MEETING AGENDA**

- 1. Consideration of Hardship Waiver for APN 047-122-010, Owner Tony Uccelli –**  
Ms. Atmore and Mr. Duffy provided background on the project and the necessity for the applicant to apply for a waiver instead of a variance. The proposed project generally meets the broad goals of the variance procedure which are to limit the potential for overburdening the district sewer system. The four necessary determinations required to be made for a Hardship Waiver as stated in the District Code were satisfied.  
**ACTION:** Director Dye moved to make the necessary determinations and approve the Hardship Waiver and associated Resolution for APN 047-122-010. (Dye/Marsh). Approved 5-0.

Board President Randle reordered the agenda to consider public comment for the Closed Session Item (discussion of potential lease with Picasso Preschool) earlier in the meeting.

The following community members ceded their public comment time to Picasso Preschool attorney Elizabeth Andrews: Candise D'Acquisto, Rholvic Thomas, Samantha Burns, Anders, Katie Mulligan, Alexis King, Mindy Stewart, Deana Tower,

Bethan, Sheridan Blake-Matthews, Garret Howard, and Courtney Mulligan. Board President Randle asked Ms. Andrews if that would provide sufficient time and Ms. Andrews stated it would.

Additionally, Lindsay and Laura spoke via Zoom in support of Picasso and an unknown community member spoke in person in favor of keeping the preschool open.

Ms. Andrews addressed the board for 22 minutes in support of Picasso preschool, the extension of the lease, and her general dissatisfaction with the Board and District Counsel.

Patrick Tierney stated that he empathized with the parents at the preschool, but that the lease agreement was a commercial agreement between two parties. He said that he had worked with the GCSB board since its inception and supported their public interaction and work.

Director Randle gave a basic explanation of the board meeting rules required under the Brown Act, and stated that there had not been previous discussion of the lease agreement with the board since the December board meeting, per the government code.

Will Plaxico stated he wanted the Board to find solutions and asked the Board to consider phasing of the project.

Director Grant stated that she felt a community services district should provide the community service of child care and that the lease with Picasso Preschool should be renewed.

## **2. Parks and Recreation Activities.**

- a. Report on Planned Recreation Program Events – Ms. Atmore updated the Board and public on the upcoming events for Spring. Director Grant inquired about scheduling an invasive species volunteer day on the strip. Director Bowles stated that she would like to start Tech Tutoring in partnership with Senior Coastsiders. Community member Will Plaxico suggested using other local spaces for classes. Director Dye updated the Board on the Junior Land Steward programs.
- b. Report from Community Recreation Center Ad Hoc Committee – Director Randle introduced the steps being taken to create and distribute a survey for the Community Recreation Center. Director Bowles listed eighteen locations that are agreeable to having a poster with QR code for the survey. Ms. Atmore stated that she has reached out to various nonprofits, agencies, and organizations to gauge willingness to include the survey as well as purchasing a mailing list targeted at El Granada residents. Director Randle provided an overview of the proposed survey to be circulated and stated that a question on phasing would be added. Directors Grant, Marsh, and Dye provided comments. Community member Patrick Tierney offered assistance and cautioned that a survey like this cannot be statistically accurate. Elizabeth Andrews asked that a poster be shared with Picasso Preschool. Will Plaxico suggested rephrasing some questions. Janet Brayer suggested more than thirty days are needed, that there should be a financial question, and questioned the Surplus Lands Act. Sheridan Blake Matthews provided comment on numerous questions. Lindsay asked for clarification on eligibility and stated that the 2020 census may not be reflective of the current demographic. Janet Brayer commented on a traffic mitigation report,

event space rental, and taxes. Director Randle stated that the survey has a specific issue that is to be addressed.

- 3. Update to District Bylaws** – Ms. Atmore introduced the new District Bylaws. Director Grant commented that she would like more information about various functions within the district operations. Mr. Duffy stated that the purpose of the Bylaws is to provide a summary of how the district operates, and Hope added that the ordinance code and policies and procedures manual will cover many additional topics as well. Director Marsh suggested that an FAQ page and board bio's could be included on the website.

**ACTION:** Director Dye moved to approve the updated District Bylaws. (Dye/Marsh). Approved 4-1. (Grant opposed).

- 4. Engineer's Report** – Chuck Duffy stated that staff was reviewing the five-year budget and incorporating plans for the CIP.
- 5. Report on Sewer Authority Mid-Coastside Meetings** – Director Marsh stated that new officers were appointed for the SAM board. Director Marsh stated that the SAM Joint Powers Authority Bylaws are being created by the SAM attorney.

### **CONSENT AGENDA**

- 6. December 19, 2024 Regular Meeting Minutes.**
- 7. January 2025 Warrants.**
- 8. November 2024 Financial Statements.**

Director Grant requested to pull item 8, November 2024 Financial Statements.

**ACTION:** Director Marsh moved to approve items 6 and 7 of the Consent Agenda. (Marsh/Dye). Approved 5-0.

Director Grant requested that Mr. Duffy give a summary explanation of the District Financial Statements, which he provided. Janet Brayer asked how ERAF allocation is decided and Mr. Duffy stated that it is a discretionary decision by the Board during the budget process.

**ACTION:** Director Dye moved to approve the November 2024 Financial Statements. (Dye/Marsh). Approved 5-0.

### **COMMITTEE REPORTS**

- 9. Report on seminars, conferences, or committee meetings.**

### **INFORMATION CALENDAR**

- 10. Attorney's Report. (Parkin)**
- 11. General Manager's Report. (Duffy)**
- 12. Administrative Staff Report. (Atmore)**
- 13. Future Agenda Items.**

**ADJOURN TO CLOSED SESSION**

**1) Conference with Real Property Negotiator.**

Government Code Section 54956.8

Property: 480 Avenue Alhambra, El Granada, California.

District's Negotiator: Chuck Duffy

Negotiating parties: Candise D'Acquisto (Owner) Picasso Preschool and Granada Community Services District.

Under negotiation: Instruction to negotiator concerning price and terms of lease agreement.

**RECONVENE TO OPEN SESSION**

No reportable action.

**ADJOURN REGULAR MEETING**

The regular meeting was adjourned at 10:46p.m.

Attest:

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Hope Atmore, Board Secretary

Date Approved by the Board: February 20, 2025