



GRANADA COMMUNITY SERVICES DISTRICT

MINUTES BOARD OF DIRECTORS SPECIAL & REGULAR MEETINGS

Thursday, October 16, 2014

CALL SPECIAL MEETING TO ORDER

The Special Meeting of the Granada Community Services District Board of Directors was called to order at 6:37 p.m.

ROLL CALL

President Matthew Clark, Vice President Leonard Woren, Secretary Jim Blanchard, and Treasurer David Seaton. Director Ric Lohman was absent.

Staff: General Manager Chuck Duffy, District Counsel Jonathan Wittwer, and District Administrator Delia Comito (Regular Meeting only).

GENERAL PUBLIC PARTICIPATION

Resident Leni Schultz expressed her opinion on the importance of the District's consideration to purchase the vacant lot next to the post office.

Resident Dan Haggerty presented a petition he circulated with 300 signatures of residents who agreed with the idea of the District owning the vacant lot next to the post office for the benefit of the community.

ADJOURN TO CLOSED SESSION

1. Conference with Real Property Negotiator, Chuck Duffy (Government Code Section 54956.8).

Negotiating parties: Harbor District and Granada Community Services District
Property under negotiation: Vacant Land with no address located on Obispo Road from Avenue Portola to Coronado (adjoining U.S. Post Office), El Granada, California. APN 047-261-030.

Under negotiation: instruction to negotiator will concern price and terms of payment

2. Conference with Real Property Negotiator, Chuck Duffy (Government Code Section 54956.8).

Negotiating parties: Working Dirt (New Building Owner and Landlord) and Granada Community Services District

Property under negotiation: District Office located at 504 Avenue Alhambra, 3rd Floor, El Granada, California

3. Conference with Legal Counsel – Existing Litigation (Gov. Code Section §54956.9(d)(1)).

Granada Sanitary District v. County of San Mateo (RPI Big Wave et al.) - San Mateo Superior Court Case No. CIV505222

4. Conference with Legal Counsel – Existing Litigation (Gov. Code Section §54956.9(d)(1)).

Granada Sanitary District Appeal of Big Wave Project to California Coastal Commission – Coastal Commission Appeal No. A-2-SMC-11-021

RECONVENE TO OPEN SESSION

General Counsel announced that no reportable action was taken in Closed Session.

ADJOURN SPECIAL MEETING

The Special Meeting was adjourned to be continued at the end of the Regular Meeting.

CALL REGULAR MEETING TO ORDER

The Regular Meeting of the Granada Sanitary District Board of Directors was called to order at 7:35 p.m.

ROLL CALL

GENERAL PUBLIC PARTICIPATION

Director Woren announced that the District's reorganization into a Community Services District officially took effect on October 1, 2014.

REGULAR AGENDA

1. Consideration of Semi-annual Variance applications submitted for parcels less than 4,750 sq. ft. in the S-17 or S-3 zoning districts and less than 8,800 sq. ft. in the S-94 zoning district:

Owner(s): Mardakis & Pensco Trusts
Applicant: TDR Properties, LLC (Karen Wilson)
APN: 047-062-170
Location: 441 Sonora, El Granada,
Parcel Size/Zone: 3,385.2 sq. ft. in R-1/S-17 Zoning District
(5,000 sq. ft. min.)

Owner(s): Philomena, LLC
Applicant: Tom Carey
APN: 048-013-090
Location: Magellan Ave., Miramar
Parcel Size/Zone: 4,400 sq. ft. in R-1/S-94/DR Zoning District
(10,000 sq. ft. min.)

District Counsel Wittwer summarized the decision before the board, explaining that based on comparative merits only one variance for parcels of this size could be granted within a six-month period. He further explained the specific issues and concerns associated with each parcel. Both applicants were in attendance and spoke to the Board regarding their projects. The Board held a general discussion.

ACTION: Director Seaton moved that there was sufficient information to make all of the findings to grant a sewer permit variance for the Mardakis property, APN 047-062-170. (Seaton/Clark). Approved 4-0.

2. Consideration of New Franchise Agreement with Recology of the Coast for Solid Waste and Recycling Services and Potential Related Rate Increase in Fees and Charges, and Initiation of Proposition 218 Process.

The General Manager provided a review of Recology's proposed new rate schedule. Recology of the Coast General Manager Chris Porter was available to answer questions from the Board.

ACTION: Director Blanchard moved to approve the new franchise agreement with Recology of the Coast in substantial form, and to direct staff to initiate the Proposition 218 process regarding the proposed rate increase. (Blanchard/Seaton). Approved 4-0.

3. Consideration of Commercial Lease Agreement with Working Dirt for District Office located at 504 Avenue Alhambra 3rd Floor, El Granada.

ACTION: Director Woren moved to authorize the General Manager to sign the new lease agreement with the building owner after requesting two minor revisions to the lease language. (Woren/Blanchard). Approved 4-0.

4. Consideration of Report and Ongoing Issues by District's Sewer Authority Mid-Coastside Representatives.

Director Woren reported on the 8/25/14 and 9/22/14 SAM Board meetings.

CONSENT AGENDA

5. Approval of October 9, 2014 Special Meeting Minutes.

6. Approval of October 2014 Warrants (Check No. 5621 to 5648).

7. Approval of September 2014 Financial Statements.

8. Approval of Assessment District Distribution #3-14/15.

ACTION: Director Woren moved to approve the Consent Agenda with a condition to add a missing speakers name on Item 5. (Woren/Blanchard). Approved 4-0.

COMMITTEE REPORTS

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

10. Attorney's Report. None

11. Treasurer's Report. None.

12. General Manager's Report. None.

13. Administrator's Report. A written report for the period of 8/16/14 to 10/10/14 was provided in the agenda packet.

14. Engineer's Report. None.

ADJOURN REGULAR MEETING

The regular meeting was adjourned at 10:09 p.m.

RECONVENE SPECIAL MEETING

ADJOURN TO CLOSED SESSION

RECONVENE TO OPEN SESSION

There was no reportable action taken in the Closed Session.

ADJOURN SPECIAL MEETING

The special meeting was adjourned at 10:12 p.m.

SUBMITTED BY:

APPROVED BY:

Chuck Duffy, General Manager

Jim Blanchard, Secretary

Date Approved: November 20, 2014