

**BROOKTRAILS TOWNSHIP COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS
Saturday, March 8, 2008
Annual Planning Meeting**

The Board of Directors of Brooktrails Township Community Services District met in regular session on Saturday, March 8, 2008 at 9:02 a.m. at the Brooktrails Community Center.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Roll call showed the following directors present: Ziady, Horrick and Skezas. Also present was General Manager Chapman. District Counsel Neary did not attend. Directors Orth and Williams were absent.

REPORT ON CLOSED SESSION

None.

C. ADDITIONS/ADJUSTMENTS TO THE AGENDA

None.

D. PUBLIC COMMENTS

None.

E. CONSENT CALENDAR

None.

F. ACTION AGENDA

1. Review of Brown Act. General Manager Chapman expressed the importance of the Act and its being reviewed annually. He noted that a Santa Rosa City Council meeting recently had been shut down due to an item not being on the agenda. He clarified that the Board and its standing committees are subject to the Act, although an ad hoc committee is not, and the General Manager is not (briefings). He then reviewed the summary of the Act's requirements. Bob Terry asked whether minutes of closed sessions were available; Mr. Chapman responded they are not, except if requested by an administrative judge during a legal proceeding. President Skezas said that the results of a closed session are made public. Mr. Chapman then briefly touched on the provisions of Ordinance 93 governing conduct of meetings and procedures of the Board. He noted that the deadline for the agenda packet is Friday at noon.

2. Powers of District and Other Limitations. *Discussed out of agenda order*

3. Goals and Objectives – FY 2008-09. GENERAL: Mr. Chapman stressed that the Lake Ada Rose project would have to be considered in the Specific Plan update. He said he has received many complaints about grow houses with their lights being on all night, but he did not know how to enforce the lighting standards. WATER SYSTEM: Mr. Chapman said he was very happy with the SCADA telemetry project's progress. We also now have five major generators and could run the water plant for almost four days straight. We will have to buy catalytic converters for two of our older generators, and we plan to buy one more small generator in next year's budget. We've purchased three or four altitude valves that allow us to keep the tanks fuller for fire protection. We are trying to become self-sufficient so we don't have to rely on PG&E. Regarding leaks, he said, there is no way we can systematically dig up pipes and replace the 4,000 saddles; we generally are reactive regarding leaks. Director Ziady asked about Ukiah's policy where if you sell your house you are responsible for inspecting the sewer connection. Discussion followed along those lines.

President Skezas said we needed to update the dates in this section, and delete the water rights application item, as this has been submitted. It was agreed to delete the wells. Regarding dredging of Lake Emily, Mr. Chapman said on the Ada Rose project, which requires about 260,000 c.y., it would make sense to dredge 100,000 c.y. from Lake Emily and combine it with 160,000 c.y. of clay off the hill above the water plant. This would free up another 50 acre-feet of water in Lake Emily. Director Ziady said there were dredging projects by the old state hospital in Ukiah and he might be able to get some information from them. She said we really have to start the dredging project fairly soon since the permitting takes so long. President Skezas commented that we were now getting a go-ahead on the water rights but we are not financially able to proceed. He said if they're trying to speed up the process on water, we need to know about that; if it turns out to be a two-year process, we might not be able to proceed, and if you don't show progress, it gets cancelled. Mr. Chapman said he had asked AES for a skeleton budget on that activity but we could not now open up the door to a \$200,000.00 CEQA process; AES felt they could come up with something.

Mr. Chapman said feasibility studies for raising Lake Ada Rose could not be done before 2010-11. The question of the second access road is going to be a mitigation factor on Ada Rose, and so we might as well turn our attention more to that. Dates of when to start the dredging process were addressed; for now

we will put 2008-09 but this could change. Director Ziady commented on the public's perception of the District spending its money on the road rather than on getting water; Mr. Chapman said it was evident we have to solve the road problem first, because without the road we will get sued and blocked on the water. However, getting the County to act will be a problem. He intended to go before the Board of Supervisors this September to remind them why this is important — future county housing.

SEWER SYSTEM: Mr. Chapman pointed out that the SSMP requirements item is underway now and would be before the Board at the next meeting. He then referred to the City of Ukiah requirement that at real estate closings there is an inspection on the lateral and that you have a backflow device and a soil trap and meet all requirements. He said we have some problems like this and if we had an ordinance like this we could at least enforce at time of sale. Director Ziady referred to the construction project at the Casino, and their wanting to buy in to the Willits sewer system; she said we had to be very zealous to protect our capacity because she felt the tribe would offer the City cash, which it needs, but this would compromise our capacity. On the camera project, Mr. Chapman said we have done the majority of our system and can take that out. He described the need for a used vacuum truck. We have three training days at the Community Center this July and August on SSMPs and will put the word out on needing a truck there.

RECREATION/GREENBELT: Director Ziady said that Jerry Garvey is now chair of the Recreation Committee. The committee wishes to demolish all the old buildings in the Ohl Grove and salvage the redwood. The tennis courts were discussed. Mr. Chapman said that engineers had told him there was adequate space there to put in our own packaged mechanical sewer plant there; the only problem is how to handle the winter effluent. We could have a graywater system to the Par Course and Ohl Grove and Golf Course for the summer, but not during the winter due to saturation levels. Director Horrick said it might be helpful to look at its cost. Director Ziady said she would like to see some exploration of the idea. Mr. Chapman said there would also be space on the ball field to put in the old-fashioned type of sewer plant, but you still have the effluent problem. The other possible use for the tennis courts would be solar panels. Director Ziady said she was comfortable deleting the tennis courts for now.

She said the committee will meet four times a year. The committee has identified a problem with trail access parking. Changing subjects, Mr. Chapman said the Golf Course had requested a nice sign to be placed by the Community Center but they backed out; we had received designs for \$3,500.00. He said he would not mind a sign but would feel more comfortable deciding when we know the State budget situation. Discussion followed about the potential consequences of that.

MAINTENANCE/FACILITIES: A sensor system for the water plant was re-dated for 2009. Bob Terry asked about a cleanup day and Mr. Chapman said this is now in the works.

FIRE: Director Ziady wondered if the Chief would work on finding grant money to maintain the maintenance we will do under the current grants and to maintain the evacuation and access roads. She felt the Recreation budget should not pay for these. Bob Terry asked about provision of storage for the bicycle project.

PLANNING: Specific Plan Update was re-dated to 2009.

2. Powers of District and Other Limitations. Mr. Chapman said he was concerned about the Paland suit and its effects on our budgeting process, as was Chris Neary.

G. SPECIAL REPORTS

None.

H. PUBLIC COMMENTS

None.

I. ADJOURNMENT

Director Horrick moved to adjourn; President Skezas declared the meeting of March 8, 2008 closed at 10:16 a.m.

GEORGE SKEZAS, President

ATTEST:

MICHAEL V. CHAPMAN