

BROOKTRAILS TOWNSHIP COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS
Wednesday, June 9, 2010

The Board of Directors of Brooktrails Township Community Services District met in regular session on June 9, 2010 at 7:04 p.m. at the Brooktrails Community Center.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Roll call showed the following directors present: Williams, Ziady, Orth, Horrick and Skezas. Also present were General Manager Chapman and District Counsel Neary.

REPORT ON CLOSED SESSIONS

District Counsel Neary reported that the Board met regarding existing litigation Brooktrails v. Willits, received information from counsel and gave direction, and existing litigation Brooktrails v. Roseman, received information and gave direction to counsel.

C. ADDITIONS/ADJUSTMENTS TO THE AGENDA

None.

D. MINUTES OF PREVIOUS MEETINGS

1. May 25, 2010. Director Orth moved to approve the minutes. Director Horrick seconded and the motion carried unanimously.

E. SPECIAL PRESENTATION

None.

F. PUBLIC HEARING

2. Public Hearing on Proposed Budget for FY 2010-11. Mr. Chapman reviewed the budget process to date; our anticipated appropriations budget is \$2,998,900.00 for FY 2010-11. We proposed to raise the sewer rates to \$53.00. President Skezas opened the public hearing at 7:11 p.m. There being no comments, he closed the public hearing at 7:11 p.m.

3. First Public Hearing on Proposed Rates & Fees for FY 2010-11. Mr. Chapman reviewed the rate-setting process to date and also detailed the proposed golf rate increases. He reported that Gloria Bruce of 1799 Hawk Lane called him to complain about exorbitant rates for water and sewer; he also received two anonymous complaints. President Skezas opened the public hearing at 7:14 p.m. There being no comments, he closed the public hearing at 7:14 p.m.

G. PUBLIC COMMENTS

Richard Lopes of 1376 Tuck Road said was responding to a letter from Larry Minson accusing him of disposing of redwood limbs on May 13 and he said that report was false. He presented photos showing him limbing a tree [at his home] along with a letter from his neighbor saying he had cut limbs around his house for fire prevention.

Ron Runberg took the podium and disputed numerous remarks made by Mr. Minson at that meeting about golf course landscaping, certifications, his PGA certifications and qualifications to run the course, etc. He described continuing education requirements for the PGA and his awards and educational appointments. Play is up 12%, not down. He said Dave Centak was an arborist until he joined CalFire. He discussed his previous presentation for a six-hole course and disputed that his supporters were opposed to this idea. He asked Arnold Palmer Productions how many of 300 courses they built around the world had synthetic greens and the answer was zero; he said he has not refused to consider synthetic greens. He said getting a six-hole or nine-hole does not matter in terms of his sons' ability to play; they can play anywhere they choose. We have not done more than 15,000 rounds of golf a year, not 140,000 as reported by Mr. Minson. The question of paying his worker Stephanie under the table was not true. He said he would like to see civil and responsible communication in the future.

An audience member then praised Mr. Runberg's management of the golf course and said the course was deemed from the start to always be a golf course, never a park. He thought the Board should support Ron 100%.

Another audience member spoke about the garbage dump at 25595 Poppy Drive which she reported earlier but nothing has been done. Mr. Chapman described the status of that site with the various County agencies already notified and involved. Bob Houtz noted a similar situation on the corner by the golf course. Mr. Chapman gave an update on that site as well. Bob Terry thought it would be appropriate for a community this size to have an on-site authority present to do timely corrections. He suggested we

need some level of police protection. Director Orth said we will discuss this as part of the Specific Plan process.

Robert Melluish reported we have a full lake and said our crews are being asked if people can use more water this year. He asked the Board to consider a small article in the paper telling people they can use more this year. He was thinking about the revenue. Mr. Chapman confirmed his assessment.

H. CONSENT CALENDAR

4. Review of Accounts Payable report and authorization to issue checks. Director Orth moved to approve payment of the outstanding invoices; Director Horrick seconded; the motion was unanimously approved.

I. ACTION AGENDA

5. Willits Bypass issues: Roundabout; relinquishment of Main Street. Director Orth reported the Willits Bypass was coming to a critical vote at month end regarding putting the project out to bid. The City was dealing with a relinquishment process with CalTrans. Quentin Roland from the City of Willits Planning has been looking at a roundabout for the end of Sherwood Road. He felt this would be our answer to the issue of moving traffic and increasing capacity of Sherwood Road to function with the Bypass and the Board should support it, specifically with a letter to City of Willits.

Mr. Roland presented an extensive verbal and video presentation on roundabouts, their nature, use, beneficial effects on traffic flow and safety statistics, and provided various diagrams to the Board. Size was really important when looking at the Sherwood intersection. Traffic counts at peak times at Sherwood and 101 were reviewed; Mr. Roland said a roundabout could easily handle these, particularly since few cars make a left heading north there. It may still turn out, though, that after studies are made a roundabout will not work, but he felt a good faith effort should be made to look at one.

Mr. Melluish said there are a lot of things the Board should be aware of, because a lot of roundabouts in Europe and England have traffic lights on them because they don't work at high volume traffic. Mr. Roland responded that these English roundabouts were old designs, not comparable to modern roundabouts. Don Morris said before any more discussion occurred he'd like to see an engineering study addressing how to deal with that cliff, which he thought would kill it financially right there.

Mr. Roland said to come up with that kind of money, in cooperation with CalTrans, we have to do all the traffic modeling, which includes pedestrian flow studies as well. It may prove in the end that it doesn't work.

Counsel Neary asked if this discussion was related to the relinquishment issue by the City to CalTrans. Mr. Roland said definitely but it's better to talk to the negotiating team directly. Discussion turned to traffic backups to Commercial for those entering Brooktrails, and difficulties placing a roundabout at Commercial that could handle big trucks. Directors thanked Mr. Roland.

Director Ziady said she was comfortable with approving a letter of support for a roundabout. President Skezas noted the feasibility question with regard to the cliff there. Director Orth seconded and the motion carried unanimously.

6. Required Response to Grand Jury item, "Trials and Tribulations of Running a Small City" – Recommendation for Water Line Between Willits and Brooktrails. Mr. Chapman said we have to look at Findings 9, 10 and 11. In regard to the historical water connection between Brooktrails and Willits, we do not have one at this time. He asked Chris Neary for historical perspective. Mr. Neary said he was assigned to negotiate with PG&E regarding a temporary hookup in the sewer easement in the first year of a fairly severe drought. However, before we actually constructed a pipeline, we had big storms in October 1977 and so it wasn't constructed. In 1986 there was another cursory request by Bill Van Orden, then City Manager, for a temporary connection. At that time the District had drawn down the lake and did not approve the request. Willits obtained some temporary piping from OES and installed this to the Boy Scouts Lake.

Mr. Chapman asked for direction on Finding 9. President Skezas said we should connect that to Findings 10 and 11; he would support a two-way connection once they raise their dams. Mr. Melluish said he would want restrictions, if they use a million gallons a day and we're using 300,000 - 400,000 gallons. Director Orth said the denied request historically created a lot of hard feelings. In 1977 we had few homes here and had excess water but that was not the same in 1986. Mr. Melluish said he didn't know it was the Grand Jury's decision really to tell us what to do without having talked to us and seeing how much we have in the dry weather. Director Williams said they can't make us do that. He thought in the response we should ask what kind of emergency are we talking about? A drought, a loss of water?

Counsel Neary said he represented the Millview Water District and they did a tie-in with Ukiah with the idea that it might come in handy one day; in the big storm of 2006 it turned out that their water plant was flooded and they were able to draw on Ukiah water for about 24 hours, treated water. On another occasion, Ukiah called upon Millview for treated water when they had drained a tank to fight a fire. It is something that probably would be worthwhile.

Director Ziady asked if we could get water from Willits up here without a pumping station; Mr. Melliush said no. Director Ziady said she thought the idea was worth exploring and having a broad MOU like our Fire Department has for mutual aid while we explore it. Director Williams said it's going to be expensive. Director Orth then discussed the concerns surrounding the delivery of chlorinated water and the testing and the liability involved. Mr. Melliush said we don't have the plant capacity to treat that much water, we could only do raw water. Mr. Chapman asked what if we had the second clarifier? Mr. Melliush said then we could do it. Director Orth thought just a general answer back was the best answer. Directors indicated agreement with Findings 10 and 11.

Director Orth recalled that the state was planning to do a relicensing of public reservoirs in the next 10 to 12 years and our Lake Emily Project was ahead of that, and that's one reason for the seismic upgrade. Mr. Melliush said he thought all the dams that were 40 to 50 years old will be recertified. Morris Dam is in that category. Director Orth said they have a preliminary study showing they can raise it 20 feet.

7. Required Response to Grand Jury item, "The Bottom Line, Northern Inland Recreation District" – Recommendation for Formation of Recreation District including Willits and Brooktrails. Director Ziady said they did not address the facilities we support and if one were formed we would expect support to go both ways. She said she'd be glad to have a recreational district support the Golf Course. Director Orth said they can charge user fees, with different fee levels; he also cited the paperwork required generating studies through LAFCO and it's a pile of money. Mr. Melliush said the City Council hasn't shown an interest in supporting the Recreation District. Directors commented they are looking for another source of support and another tax base. Director Orth said we already are contributing to their tax base and helped pay almost one-third of the original land purchase for the recreational fields that used to be spray fields and there are other various ways we have supported them. Director Orth said doing a stand-alone recreation district doesn't make sense as it should be done with a conservation district too since it establishes open land and trails. Director Ziady also mentioned this would raise your property taxes. Director Ziady said she would recommend saying, this is what we contribute to this area and it's not recognized. Director Orth said we are already an established recreational district; Willits can charge appropriate user fees to offset some of their General Fund costs. Director Horrick said he wouldn't go so far as to suggest how they should pay for their recreation, just point out we are a recreation district already.

Overall, Directors said they were not interested in doing this. Mr. Chapman said he would draft letters within about 10 days and run them by the President.

8. Consideration of Proposed Changes to Greenbelt Stewardship Plan. Director Ziady said there have been minimal changes to the plan. The Greenbelt Committee passed a rough draft. This change is one of the Committee's goals and objectives for this year. The point in doing it is more flexibility in future greenbelt work, possible financial aid for restoration work, and assurance to the public of any use of revenue coming out—although, she said, don't hold your breath. She read the suggested new language for page 3 of the Introduction:

Due to public input, the Stewardship Plan shall not allow logging for profit or herbicide usage.

All forestry work will fall under the guidelines stated in the Plan for Fire Protection fuel treatments (pages 6-8) or Restoration of the Core Zone by Natural Selection Forestry Principles (pages 17-19).

Wood resulting from the above work may be used for:

- (1) Stream, trail or road stabilization, repair or prevention of erosion.*
- (2) Improvement of fish or wildlife habitat.*
- (3) Soil improvement, using slash.*
- (4) Other projects with environmental benefits.*

Any revenue generated by remediation or restoration work in the Greenbelt will be deposited in a Greenbelt Restoration Fund.

Director Orth said the forest restoration is missing, replanting trees. Director Ziady said that is already in the Plan. Director Williams moved to adopt the changes to the Greenbelt Stewardship Plan. Director Orth seconded and the motion carried unanimously.

J. ADDITIONS TO FUTURE AGENDAS

None.

K. SPECIAL REPORTS

From Directors: Director Orth thanked those who had voted for him in yesterday’s election and discussed the County’s budget problems and cuts. Director Williams asked if Mr. Chapman needed direction about putting information in the Willits News that our dams are full and conservation will be unnecessary this year. Directors discussed this was fair to the customers. President Skezas had a concern about a member of the Friends of Redwood Park being on the Specific Plan committee because of potential litigation and work product.

From District Counsel: None.

From General Manager: Mr. Chapman said three of the twenty-four waiting list members have until July 10, 2010 to make their deposit. He saw no reason to hold up other people asking for connections and wanted to clear this up at the next meeting. He ran through his water projection calculation.

L. PUBLIC COMMENTS

None.

M. ADJOURNMENT

Director Horrick moved to adjourn; President Skezas adjourned the public meeting at 9:32 p.m.

George Skezas, President

ATTEST:

MICHAEL V. CHAPMAN