

MENDOCINO CITY COMMUNITY SERVICES DISTRICT
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Minutes of August 10, 2009
Special Meeting

Special Meeting was called to order at 7:00 p.m. in the business office at the Wastewater Treatment Plant. Present were Directors Kraynek, Ball, Schwartz and O'Brien. Director Dill was absent. Also present were Superintendent Mike Kelley and Secretary Jodi Mitchell.

1. Public Comment
2. Communications

3. Groundwater Management

- a. Application for a Groundwater Extraction Permit

44860 Main Street, Mendocino Village Inn/Judith Brown, Property Owner

Paul Clark, representative for Judith Brown was present. Noah Sheppard was also present, owner of the MacCallum House Suites.

Superintendent Kelley explained that the Mendocino Village Inn had made application on August 6th, for a change in use from ten commercial short-term visitor accommodation sleeping units plus one long term manager's residence to twelve commercial short-term visitor accommodation sleeping units. The application was deemed complete by the Superintendent for the Board's approval.

The proposed change represented a 2.8% increase in the existing water demand or 40 gallons per day, and qualified for a 4(b) approval, and an exception to the Hydrological Study requirement for a limited increase in water extraction.

The property owner's agents, Paul Clark and Noah Sheppard, agreed that the 3rd floor attic was used for storage only, and that there were no accommodations available for a short term visitor accommodation sleeping unit rental or any type of residential use on the third floor. On behalf of the property owner, they also agreed to allow MCCSD personnel to inspect the attic to confirm the use as storage, and they also agreed to pay retroactive monthly charges plus interest for the additional sleeping unit, during the period of time that the 13th room was utilized as a short-term sleeping unit, and agreed on 2 years.

The Board encouraged the inspection of the attic and water meter installations within the next week.

MOTION Kraynek/Ball: To approve Groundwater Extraction Permit No. 2009/8-6 for Judith Brown, Mendocino Village Inn.

ROLL CALL VOTE: AYES: Directors Kraynek, Ball, Schwartz and O'Brien

NOES: None

ABSENT: Director Dill

- b. Administrative Approval – Application for a Groundwater Extraction Permit
10691 Palette Drive, MacCallum House suites/Jed Ayres & Noah Sheppard

Superintendent Kelley reported that the application for the MacCallum House Suites for the conversion of a long term residence to a short term visitor accommodation dwelling unit was administratively approved under Section 4(a) – no increase in the water demand and an

exception to the hydrological study requirement. The Right of Use for the change from a long term residence to a visitor accommodation dwelling unit was \$8,190.00. A credit was given for Right of Use previously paid. Mr. Sheppard asked, in writing, that due to the economic climate, they were unable to afford one payment of \$7,180 and requested that cost be dispersed over 36 month period with monthly payments of \$200.00. According to Ordinance No. 96-2, the Board of Directors may defer the payments of the outstanding principal amount and shall accrue simple interest at a rate of 10% per annum. The Board agreed that a 36 month period was too long, and they would prepare an agreement for signature by the property owner acknowledging their debt to the District of \$7,190.00 for Right of Use with payments of \$200 per month up to 24 months. Early payoff was encouraged.

MOTION Kraynek/Ball: To accept the administrative application for 10691 Palette Drive, with a provision for monthly payments for Right of Use to be made at \$200 per month for up to 24 months, with interest paid monthly at the rate of 10% per annum. The applicants were encouraged to pay off the balance sooner without penalty.

ROLL CALL VOTE: AYES: Directors Kraynek, Ball, Schwartz and O'Brien
NOES: None
ABSENT: Director Dill

4. New Business

Discussion and Purchase of a New District Vehicle

Superintendent Kelley reported that a new 2009 Ford Ranger service truck had been located to replace the District's 1989 Dodge ½ ton truck. The Dodge qualified for the \$4,500 "Cash for Clunkers" program and for a \$4,500 rebate from Ford. He inquired about the purchase with several dealers and the dealer's base prices for the truck ranged by about \$500. Ukiah Ford agreed to trade for a Ranger and hold it until Tuesday. The price worksheet and the window sticker information sheet were provided. Ukiah Ford would discount the truck by \$4,000 and the Dodge would be used for the Cash for clunkers rebate of \$4,500.00. The out the door price for the truck was \$11,120.45.

MOTION O'Brien/Schwartz: Made and seconded to: 1) purchase the Ford Ranger from Ukiah Ford for \$11,120.45, 2) pay for travel expenses for Superintendent Kelley to locate a vehicle to be used for all District business by district staff, 3) pay for a bed liner, rack and warning light for the new district vehicle, and 4) the 1989 Dodge pickup would be used for a \$4,500 cash for clunker rebate.

ROLL CALL VOTE: AYES: Directors Kraynek, Ball, Schwartz and O'Brien
NOES: None
ABSENT: Director Dill

The meeting adjourned.

Respectfully submitted,

Jodi Mitchell
District Secretary