



GRANADA COMMUNITY SERVICES DISTRICT

MINUTES BOARD OF DIRECTORS SPECIAL MEETING July 22, 2021

**THIS MEETING WAS HELD VIA TELE-CONFERENCE AS PERMITTED BY
STATE EXECUTIVE ORDER N-29-20.**

CALL SPECIAL MEETING TO ORDER

The Special Meeting was called to order at 6:00 pm.

ROLL CALL

President Matthew Clark, Vice President Eric Suchomel, Director Barbara Dye, Director Nancy Marsh, and Director David Seaton.

Staff: General Manager Chuck Duffy, District Counsel Bill Parkin, and in Open Session only, Assistant General Manager Delia Comito.

GENERAL PUBLIC PARTICIPATION

None.

President Clark stated his intention to reorder the agenda by moving up Item 4, Consideration of Property Purchase at 480 Avenue Alhambra. Directors Dye and Seaton said they were concerned about changing the order as members of the public were previously told Item 4 would be addressed at 7:00 pm. It was decided to not make the change.

The General Manager reminded the public that comments would be taken before each item on the agenda, and the next item on the agenda concerned appointing a negotiator for a potential lease agreement.

ACTION AGENDA

1. Appoint General Manager Chuck Duffy as Negotiator for Lease Agreement at 480 Avenue Alhambra, El Granada, California with Picasso Preschool.

President Clark read the item and allowed for Board Member comments. Additional comments were made by the public and the board after a motion was made. Director Seaton expressed his upset over the Agenda format. General Manager Chuck Duffy explained that the Brown Act required that the meeting start in Open Session before it could convene to Closed Session. Several members of the public said they were in support of the pre-school.

ACTION: Director Marsh moved to appoint the General Manager as the District's lease negotiator. (Marsh/Dye). Approved 5-0.

ADJOURN TO CLOSED SESSION

At 6:40 pm, the Board convened to Closed Session.

- 2. Conference with Real Property Negotiator (Government Code Section 54956.8).** Property: 480 Avenue Alhambra, El Granada, California.
District's Negotiators: Chuck Duffy and David Worden
Negotiating parties: Deborah and Michael Picasso, and Colliers International (Ryan Young, Agent) and Granada Community Services District
Under negotiation: Instruction to negotiator will concern price and terms of purchase.
- 3. 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 regarding price and terms of lease.

RECONVENE TO OPEN SESSION

The Board reconvened to Open Session at 7:05 pm. No reportable action was taken in Closed Session.

GENERAL PUBLIC PARTICIPATION

ACTION AGENDA

4. Consideration of Property Purchase at 480 Avenue Alhambra, El Granada, Current Site of the Picasso Preschool.

There was considerable Board discussion and public input on the probability of this property serving as a community center and office for the District. In general, with the District's unsuccessful bid on the post office lot, and the investment needed to upgrade the old fire station not yet on the market, a majority of the Board supported the property purchase. Of concern to Directors Suchomel and Seaton, as well as many public members, was continuation of the pre-school lease. School owner Candise D'Acquisto said she looked forward to a dialogue with the District regarding the terms of her agreement. It was evidenced by other comments from the public and especially parents who had their children in the pre-school that the preschool services a strong need in the community.

ACTION: Director Dye moved to approve purchasing 480 Avenue Alhambra. (Dye/Marsh). Approved 3-1-1. (Suchomel: No, Seaton: Abstain).

5. Consideration of Resolution Authorizing the General Manager to Accept Conveyances of Interest in Real Property by Certificates of Acceptance.

Mr. Duffy reported that approval of this resolution will allow him to sign documents on behalf of the District relating to the purchase of 480 Alhambra.

ACTION: Director Dye moved to approve the Resolution authorizing the General Manager to accept conveyances of interest in real property by certificates of acceptance. (Dye/Marsh). Approved 3-1-1. (Suchomel: No, Seaton: Abstain).

6. Report on Parks and Recreation Activities.

Director Marsh reported on the success of the summer programs. President Clark thanked the Park Advisory Committee, especially PAC Chair Pat Tierney, and Directors Marsh and Dye for their efforts. Director Dye asked for a report from the County on the mitigation plans to reduce impacts of the pump track at Quarry Park.

7. Public Hearing: Consideration of a Resolution Adopting the Sewer Service Charge and Delinquent Garbage Account Report and Authorizing the Collection of Said Charges on the FY 2021/22 San Mateo County Tax Roll.

President Clark opened the public hearing. No members of the public members had any comments, and staff reported receiving no written comments on the report. The public hearing was closed.

ACTION: Director Marsh moved to approve adopting the reports and resolution as presented, and to collect the charges on the San Mateo County FY 2021/22 tax roll. (Marsh/Dye). Approved 5-0.

8. Public Hearing: Consideration to Approve Fiscal Year 2021/22 District Budget.

ACTION: Director Dye moved to adjourn approval of the budget and associated public hearing to August 19, 2021 to allow updates to the budget to include the property purchase and the District's contribution to the pump track. (Dye/Suchomel). Approved 5-0.

9. Report on Sewer Authority Mid-Coastside Meetings.

Representatives reported on the status of the treatment plant update.

CONSENT AGENDA

10. June 17, 2021 Special and Regular Meeting Minutes.

11. July 2021 Warrants.

12. May 2021 Financial Statements.

13. Assessment District Distribution #1-21/22.

ACTION: Director Dye moved to approve the Consent Agenda. (Dye/Marsh).
Approved 5-0.

COMMITTEE REPORTS

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

INFORMATION CALENDAR

15. Attorney's Report. (Parkin)

16. General Manager's Report. (Duffy)

17. Administrative Staff Report. (Comito)

18. Engineer's Report. (Kennedy Jenks)

19. Future Agenda Items.

ADJOURN SPECIAL MEETING

The Special Meeting was adjourned at 9:01 pm.

ATTEST:

SUBMITTED BY:

Delia Comito, Board Secretary

Chuck Duffy, General Manager

Date Approved by Board: August 19, 2021