



**BOMBAY BEACH COMMUNITY SERVICES DISTRICT
BOMBAY BEACH, CALIFORNIA**

9590 Avenue "C", Niland, CA 92257
(760) 550-3264 or email: BombayBeach2015@gmail.com
<https://bombaybeachcsd.specialdistrict.org>

Regular Meeting Minutes

Board of Directors

Kimberly Hernandez – Board Chair
Paedrin Fusco – Vice Chair
Candace Youngberg
Cameron Leslie
James Connelly

Date: January 18, 2024
Time: 5:00 P.M for Closed Session
6:00 PM for Open Session
Place: 9590 Ave C, Bombay Beach
Niland, CA 92257

1. CALL TO ORDER: The meeting was called to order at 5:04 P.M. by Director Hernandez.
 - A. Pledge of Allegiance to the Flag – The Pledge of Allegiance to the Flag was led by Secretary Sadorra.
 - B. Roll Call

Director Connelly	Present
Director Hernandez	Present
Director Fusco	Present
Director Youngberg	Present
Director Leslie	Present

Five of five Directors present. Quorum met.
Staff Present: Secretary Sadorra

2. APPROVAL OF THE AGENDA: The Board will approve the agenda for the Regular Meeting for January 18, 2024, as is or delete/clarify any item on the agenda.

Motion made by Director Connelly to approve the agenda for January 18, 2024, as presented. Motion seconded by Director Fusco. Motion passed by unanimous vote of Board members present. (5-0-0)

3. PUBLIC COMMENT ON CLOSED SESSION ITEMS: This is an opportunity for members of the public to address the Board on subject relating to closed session items only.

None Heard

4. The Board will go into CLOSED SESSION.
 - A. § 54956.8 - CONFERENCE WITH REAL PROPERTY NEGOTIATORS. - Property: 2108 First Street Niland, CA 92257. APN: 002-520-044-000. Agency Negotiator: Commander Burnell and Adjutant Guerrero, Post 801 American Legion. Discussion with negotiator regarding rental terms for the American Legion site.
 - B. To Consider Public Employee Volunteer Selection. Volunteer Emergency Response Unit Administrator (Government Code § 54957.)
 - C. § 54956.8 - CONFERENCE WITH REAL PROPERTY NEGOTIATORS. - Property: North of First Street, AKA: Bombay North. APN: 002-520-044-000. Agency Negotiator: Agency Representative. Discussion with negotiator in regard to rental terms for the Bienneli Festival.

Motion made by Director Youngberg to go to closed session. Motion seconded by Director Connelly. Motion passed by unanimous vote of Board members present. (5-0-0)

The Board went into closed session at 5:05 P.M.

The Board returned to open session at 5:30 P.M.

Motion made by Director Fusco to recess until 6:00 P.M. Motion seconded by Director Leslie. Motion passed by unanimous vote of Board members present. (5-0-0)

5. CALL TO ORDER AND RETURN TO OPEN SESSION AT 6:00 P.M.

- A. CALL TO ORDER: The meeting was called to order at 6:04 P.M. by Director Hernandez.
- C. Pledge of Allegiance to the Flag – The Pledge of Allegiance to the Flag was led by Secretary Sadorra.
- D. Roll Call

Director Connelly	Present
Director Hernandez	Present
Director Fusco	Present
Director Youngberg	Present
Director Leslie	Present

Five of five Directors present. Quorum met.
Staff Present: Secretary Sadorra

- C. Report from Closed Session
 1. In regard to discussion with negotiator regarding rental terms for the American Legion site.

This rental rate is effective retroactive back to October 1, 2023. through May 31, 2024.

The rent will be renegotiated at the May 16, 2024, regular meeting of the District.

The Post is in arrears for \$900.00. The past due rental is eliminated due to the retroactive effect of current rent.

Motion made by Director Youngberg to approve the rental agreement with the Post 801. Motion seconded by Director Connelly. Motion passed by unanimous vote of the Board members present. (5-0-0)

2. In regard to Public Employee Volunteer Selection. Volunteer Emergency Response Unit Administrator

Director Hernandez reported that the Board has interviewed Steven Johnson for the position of Volunteer Emergency Response Unit Administrator.

Motion made by Director Fusco to approve the appointment of Steven Johnson for the position of Volunteer Emergency Response Unit Administrator. Motion seconded by Director Leslie. Motion passed by unanimous vote of the Board members present. (5-0-0)

3. In regard to discussion with negotiator in regard to rental terms for the Bienneli Festival.

Director Hernandez Reported that a tentative agreement was reached between the Representatives from Bienneli Festival organizers and the District.

Bienneli Festival will occupy that portion of the area know as Bombay North (APN: 002-520-044-000) from a line drawn from Avenue A and 1st Street to Avenue E and 1st Street, thence north to the telephone pole line, then West to Avenue A, then South to the point of beginning.

Rental cost will be determined at a later date.

Weekly meetings will be held by the Bienneli Organizers and will be attended by a District representative.

The State Park Grant Office has provided the District an extension to the end of contract to utilize the \$177,952.00 no later than June 30, 2028.

E. District Kitchen Remodel Project.

The District is waiting for the Contractor to install the new sinks after removing the previously installed used sinks, A Class 1 range hood that meets County requirements will need to be purchased and installed by the contractor. The floor will need to be finished with authorized coving. The District will continue working to complete the Kitchen Project.

F. The Process to Establish an Emergency Medical Response Unit. ERU Administrator to report. No Report Submitted

G. Status of Medical Trailer (Youngberg) –

The Air Conditioning system will need to be upgraded before the Medical Trailer can be occupied.

H. What to do with the Large Water Pumps that belong to the District. (ERU Admin)

Consent Item Moved to Item 8 on agenda.

I. The process to establish a Flood Response Unit for Bombay Beach. (Youngberg/Fusco)

Item Continued to next meeting.

7. OPEN FORUM /PUBLIC COMMENT: This is an opportunity for members of the public to address the Board on any subject matter within the Board’s jurisdiction, but not an item on the published agenda. Public Comment on agenda items will be allow when agenda items is called by the Board.

Speaker #1. - Wanted to include continued discussion on the Bombay Beach Wetlands Project with the Audubon society.

Secretary directed to add item to next agenda for discussion.

Speaker #2 - A proposal was made to paint a mural on the community center building.

Secretary directed to add item to next agenda for discussion.

Speaker #3 - Asking for open dumping with no site attendant.

8. Items moved from Consent Agenda. Items H to be discussed.

H- The pumps were listed on the GovDeals for resale, the final bid was \$2,200.00, however because it was below the Board established \$5,000.00 reserve, the time limit to accept the bid was not met and the bidder withdrew the final bid. The Board will need to authorize re-submitting the pump for sale.

Motion made by Director Youngberg to approve re-submitting the pump for sale with a reserve of \$2,500.00 and authorize the secretary to accept any acceptable bid in his opinion. Motion seconded by Director Fusco. Motion passed by unanimous vote of Board members present. (5-0-0)

9. OLD BUSINESS: DISCUSSION/ACTION ON THE FOLLOWING:

- A. The process to acquire the Fire Department Building at Bombay Beach (Fusco)
The Districts Legal Counsel is working with the County to get the County Board of Supervisors to approve the transfer of title from the County to the District.

Director Fusco discussed the issue with Board of Supervisors Ryan Kelly. The Board has no information on the subject.

- B. The Board will consider approving expense to construct a fence to separate the trash dumpsters lot from the adjoining lot.(Connelly) (Item introduced 6/15/2023)

Director Youngberg reported the Bienneli Festival organizers have agreed to hire a fence company to construct a fence to enclose the Districts trash collection facility.

Motion made by Director Hernandez to authorize the Bienneli Festival organizers to construct a fence to separate the trash dumpsters lot from the adjoining lot. Motion seconded by Director Youngberg. Motion passed by unanimous vote of Board members present. (5-0-0)

- C. A Street Beautification. Project to restart to beautify Bombay Bay Beach and the Tree planting project (Youngberg).

Director Youngberg reported that the tree project will start in early February. This Item will be moved to the Consent Agenda for further reporting.

- D. The Public will be asked to cast their vote for their selection of the adult Contest for billboard mural on Highway 111. (Youngberg)(Approved \$300.00 expenditure 7/10/2023)

Motion made by Director Connelly to carry this item to next months. Motion seconded by Director Youngberg. Motion passed by unanimous vote of Board members present. (5-0-0)

- E. The Public will be asked to cast their vote for their selection of the kids contest to redo the District logo. (Youngberg)

Public voted on 16 submissions made by and the current District Logo. The current District Logo received the greater number of votes. The current District Logo will remain the chosen Logo for the District.

- F. The Board will be briefed on the submission for a \$2,500.00 IID Green Project Grant.(Youngberg) (Approved 7/10/2023)

Director Youngberg reported that a grant writer from IV Wellness will help prepare the grant for the project.

- G. The Board will consider adopting resolution 2024-01-01 Uniform Public Construction Cost Accounting Act (Youngberg) (Introduced 9/14/2023)

Motion made by Director Youngberg to carry this item to next months. Motion seconded by Director Connelly. Motion passed by unanimous vote of Board members present. (5-0-0)

- H. The Board will hear the progress in obtaining a contract to provide termite and pest control for the District buildings. (Youngberg)

Four termite businesses were contacted, two responded with assurances that they would provide estimates. The first company requested more information and would reply when they found an associate that could help complete the project. No further response was received from that company. The second company called IV Termite. An estimate was documented that included treating the Main Community Services Building, the storage shed and the pergola adjacent to the Main Building and the Fire Station. The service comes with a five year warranty. Total cost of the service is \$4,580.00.

Motion made by Director Connelly to approve the \$4,580.00 contract with IV termite. Motion seconded by Director Youngberg. Motion passed by unanimous vote of Board members present. (5-0-0)

- I. The Board will hear an update on the establishment of a local mass texting or information dissemination service for Bombay Beach Residents (Hernandez)

Director Hernandez reported that there is a three month trial period offer for free. If the District continues with the service it will cost approximately \$30.00 per month.

Motion made by Director Fusco to approve the entering the free trial period and if the service shows success to continue with the service. Motion seconded by

Director Youngberg. Motion passed by unanimous vote of Board members present. (5-0-0)

- J. The Board will hear an update on the progress to transferring to Five Star Bank as the primary Financial institution for District business (Youngberg)

Motion made by Director Youngberg to carry this item to next months. Motion seconded by Director Connelly. Motion passed by unanimous vote of Board members present. (5-0-0)

10. NEW BUSINESS – DISCUSSION/ACTION ON THE FOLLOWING:

- A. The Board will discuss approval of payment to Teresa Lamer for an on-call part time coverage for a district employee. (Youngberg)

Motion made by Director Connelly to approve a payment of \$31.00 to Teresa for an on-call coverage for a district employee. Motion seconded by Director Fusco. Motion passed by unanimous vote of Board members present. (5-0-0)

- B. The Board will discuss and decide on hiring an on-call as needed part time hire to cover for District employees when required. (Youngberg)

Motion made by Director Connelly to approve hiring an on-call as needed part time hire to cover for District employees when required. Motion seconded by Director Hernandez. Motion passed by unanimous vote of Board members present. (5-0-0)

The Secretary was directed to develop a job description for the on-call as needed part time hire to cover for District employees when required for Board approval.

- C. The Board will hear an option to spend remaining funds from the Bombay Beach Lasagna donations to purchase a refrigerator or freezer for the District. (Youngberg)

In discussion, the Lasagna collections remaining were approximately \$1,000.00

Motion made by Director Leslie to approve spending the remaining funds from the Bombay Beach Lasagna donations to purchase a refrigerator or freezer for the District. Motion seconded by Director Fuco. Motion passed by unanimous vote of Board members present. (5-0-0)

- D. The Board will consider a request to use the fire station building use as a Bombay Beach Clubs Meeting area and to store donations and to be the site for the Biennali Festivals fashion show. (Youngberg)

Motion made by Director Hernandez to approve the temporary use the fire station building use as a Bombay Beach Clubs Meeting area and to store donations and to be the site for the Biennali Festivals fashion show. Motion seconded by Director Connelly. Motion passed by unanimous vote of Board members present. (5-0-0)

- E. The District will decide on supporting the Biennali festival by using the District Park as a food vending area. (Youngberg)

Motion made by Director Youngberg to approve supporting the Biennali festival by using the District Park as a food vending area. In Discussion space rental during the festival will be \$50.00 for the four day festival starting March 21, 2024. Motion seconded by Director Leslie. Motion passed by unanimous vote of Board members present. (5-0-0)

- F. The District will consider applying for the Community Facilities Direct Loan and Grant program through U.S. Department of Agriculture. (Youngberg)

Motion made by Director Fusco to approve applying for the Community Facilities Direct Loan and Grant program through U.S. Department of Agriculture. Motion seconded by Director Leslie. Motion passed by unanimous vote of Board members present. (5-0-0)

- G. The District will consider applying for the California State Park, Office of Grants and Local Services, Outdoor Recreation Legacy Partnership (round 7) (Connelly)

Motion made by Director Connelly to approve applying for the California State Park, Office of Grants and Local Services, Outdoor Recreation Legacy Partnership (round 7). Motion seconded by Director Youngberg. Motion passed by unanimous vote of Board members present. (5-0-0)

- H. The District will consider sponsoring a Candidates Forum for candidates running for District Four (4) Supervisor Position. (Youngberg)

Motion made by Director Youngberg to approve sponsoring a Candidates Forum for candidates running for District Four (4) Supervisor Position around the February 22, 2024 time frame. Motion seconded by Director Fusco. Motion passed by unanimous vote of Board members present. (5-0-0)

- I. The Board will consider approving a payment to Earl's Air Conditioning. (Youngberg)

In discussion, there was some confusion on why the District received an invoice from Earl,s Air Conditioning. The secretary was directed to contact Earl's for more information on the invoice.

- J. The Board will discuss and consider adding a private internet to the cell phone tower. (Fusco)

Motion made by Director Fusco to approve adding a private internet to the cell phone tower. Motion seconded by Director Leslie. In discussion, the District would facilitate installing equipment on the District tower to allow the MARS facility to provide internet service to Bombay Beach. Motion passed by unanimous vote of Board members present. (5-0-0)

11. COMMUNITY REPORTS:

Iron Dad announced that the Bombay Beach Hiking Club will meet at BBAC on Saturday at 10:00 am

There will be a pot luck gathering for the celebration of life for Earnie at the Ski Inn. Time will be a 2:00 pm

12. BOARD DISCUSSION/DIRECTIVES:

The Next scheduled regular meeting of the Board is scheduled on February 15, 2024 at 6:00 P.M.

13. DIRECTOR REPORTS:

14. ADJOURNMENT: Motion made by Director Leslie to adjourn. Motion seconded by Director Fusco. Motion passed by unanimous vote of Board members present. (5-0-0)

Meeting adjourned at 7:30 PM.

James Connelly

Paedrin Fusco

Cameron Leslie

Kimberly Hernandez

Candace Youngberg

Attested to: 
Augustine Sadorra, Secretary