

Bolinas Community Public Utility District
A Regular Meeting Of The Board Of Directors
April 17, 2019 270 Elm Road, Bolinas

1. Call to Order.

7:31 p.m.

2. Roll.

Directors Amoroso, Comstock, Godino, Siedman and Smith present; director Siedman presiding.

3. Manager's Report.

-- Update on the East Tank Rehabilitation Project.

Staff reported that all of the seismic safety improvements have been installed and successfully load-tested; at present, the interior blasting is underway. The district's quality control inspector, DB Gaya Consulting, is regularly inspecting the project and submitting follow-up reports. Unfortunately, it appears the ceiling/roof of the tank is not in good shape. The ceiling/roof and upper third of the tank shell were replaced 20 years ago; at that time, the tank interior was coated with a product subsequently determined to have problems above the water line inside of tanks. DB Gaya requested an extra "inspection blast" of the tank ceiling to fully determine the extent of the problems so that an effective repair can be designed; staff approved an \$8,000 cost addition for this work, to be applied against the \$20,000 project contingency. The inspection blast is underway and, as can be seen in the project photos in the Board binders, several dozen "through-holes" have been blasted in the ceiling. Staff has determined that the existing intake and outlet piping inside the tank should be replaced with C900 product as the existing steel piping is highly corroded. This work will be done in connection with the piping modifications recommended by consultant Jonathan Van Bourg to improve circulation inside the tank.

-- Update on the Wastewater Pump Station Upgrade and Pond Recirculation Project: Request from Allied Engineers for Increase of \$16,600 in Engineering and Design Budget.

Staff recommended the Board approve an increase of \$16,600 in the engineering and design budget for the wastewater pump station upgrade project due to additional work performed during the course of the project.

D. Smith/G. Godino all in favor to request an increase of \$16,600 to the engineering and design budget for the wastewater pump station upgrade project.

Staff noted that the engineers revised their letter recommending the sole-source purchase of the Gorman-Rupp pump station per the Board's request at last month's meeting; a copy of the revised letter is in the Board binders.

-- Update on the Woodrat Reservoir Rehabilitation Project: Proposals for Reservoir Management Services.

Staff said this is a follow-up project to the district's chlorine disinfection byproduct project; it now seems clear that Woodrat #1 reservoir is a problematic water source due to its eutrophic status. Last week, consultant Jonathan Van Bourg held a training session for staff on reservoir management and explained that the reservoir essentially is anoxic, or without oxygen, below the thermocline. In the absence of oxygen, iron, manganese and phosphorus dissolve and serve as nutrients for algae, which then blooms in the reservoir. After it blooms, algae drops to the bottom of the lake and rots, which uses up the available oxygen.

Staff met with two limnologists last week to discuss their proposals for reservoir management services. After these meetings, staff concurred that the proposal submitted by Eli Kersh of ELimnology is most appropriate for the district. Per this proposal, a bathymetry of the reservoir will be obtained as Phase 1 at a cost of \$3,545, followed by a Phase 2 installation of a circulation/aeration system at a cost of approximately \$7,000. The bathymetry also will confirm whether or not dredging the reservoir is necessary and/or advisable. The third phase of this proposal involves the use of biological controls; at this time, the district needs more information to know whether/which biological controls might be appropriate. Staff noted that the proposal submitted by Stephen McCord is very impressive (albeit more costly) and the district may well wish to work with Dr. McCord in the future. At this point in time, however, staff and consultant Jonathan Van Bourg agree that ELimnology's proposal for Phases 1 and 2 is the best next step in order to move forward in advance of the summer season (when the algae blooms occur as weather warms).

Director Smith asked whether staff will be pursuing bids for the potential dredging of the reservoir and also whether the installation of a “Speece cone” is under consideration (the latter was recommended as a potential option for the district by Dr. Horne). Staff said that dredging proposals will be solicited if indicated. Staff noted that both reservoir management consultants recommended against the installation of a Speece cone at the district’s reservoir as it would be very expensive and this technology is more appropriate for much deeper lakes.

L. Comstock/D. Smith all in favor to accept the reservoir management proposal submitted by Eli Kersh of ELimnology.

-- *Repair to BCPUD’s Septic System Serving 270 Elm Road: Proposal for Engineering Services.*

Staff directed the Board’s attention to a proposal submitted by Eckman Environmental to design a repair of the septic serving the office building. The design fees are estimated at \$11,450 and the permit fees from the Environmental Health Department are estimated to be \$5,339. The project will require a site plan prepared by a licensed surveyor and staff is soliciting proposals for this purpose. The estimated cost of construction of the repaired system is \$45,000 - \$55,000. Staff noted that the Board previously approved \$80,000 for this project in connection with the district’s annual budgetary process.

D. Smith/L. Comstock all in favor to accept the proposal for engineering services submitted by Eckman Environmental for a repair of the BCPUD’s septic system at 270 Elm Road.

-- *Update on the BCPUD’s Water Main Replacement Project (steel pipeline on the Bolinas Mesa)*

Nothing to report.

-- *Update on BCPUD/BFPD Survey of Obstructions and Encroachments in the Public Rights-of-Way.*

Nothing to report.

With regard to general water operations, staff directed the Board’s attention to the most recent water consumption data. Although it appears that water consumption has increased across the district recently, most of the apparent increase actually consists of water losses attributable to several large leaks on customer properties. For example, one leak on the back of the Mesa resulted in a water loss of more than 200,000 gallons; several leaks downtown at three different properties collectively resulted in water losses of more than 200,000 gallons.

Staff reported that the most recent chlorine disinfection byproduct sample results are excellent: haloacetic acids were 11.3 and 11.8 at the two sample sites (the maximum contaminant level is 60) and total trihalomethanes were 35.55 and 34.92 at the two sample sites (the maximum contaminant level is 80).

The district timely filed its water license reports for 2018 prior to the April 1, 2019 deadline and the district is in compliance with all of its licenses. Staff directed the Board’s attention to two notices issued by the State Water Resources Control Board (“SWRCB”). One notice concerns a meeting on April 19, 2019 about Access to Sanitation for People Experiencing Homelessness. Staff noted that there is a California “Human Right to Water” Law which specifies that it is “the established policy of the state that every human being has the right to safe, clean, affordable and accessible water adequate for human consumption, cooking and sanitary purposes.” The second notice concerns the proposed reissuance of the SWRCB’s Statewide Sanitary Sewer Systems Order, which is applicable to the BCPUD’s sewer system. The SWRCB notice indicates that the reissued order will include proposed requirements to address climate change and system resiliency. Director Godino requested that staff obtain any materials released by the SWRCB at the April 19, 2019 meeting on Access to Sanitation.

CalRecycle notified the BCPUD that the Resource Recovery Program is required to register and report certain information in order to be in compliance with newly enacted regulations; consultant Jeff Creque is assisting the district with the registration process.

Staff announced that the College of Marin is planning host a meeting in Bolinas on May 1, 2019 at 5:00 p.m. at the Firehouse Public Meeting Room to update the community on the status of the College’s efforts to rehabilitate the Bolinas Field Station on Wharf Road.

4. Community Expression.

Janine Aroyan inquired about the drainage plan for the Bolinas Mesa, noting that former Drainage Manager Lewie Likover previously implemented the plan and provided drainage consults. She mentioned that Genie McNaughton is interested in being involved if possible. Janine said this past wet winter there were several “lakes” on Overlook Road created by clogged culverts and/or improperly placed culverts. Staff said the district is aware of this and, in fact, staff was shooting elevations along Overlook Road early

in the day to plan a project to fix these area (and staff continues to provide consults and assist property owners). After a brief discussion, director Siedman suggested that Janine ask Genie to contact district staff to follow-up about any concerns.

5. Request for Financial Relief from Quarterly Water Bill pursuant to BCPUD Resolution 553 – 7 Valline Lane (A. Speck).

Director Siedman said this item will be moved to a later point on the agenda, directly following Item 9, below.

6. Update from Supervisor Rodoni on Implementation of “Measure X” Overnight Parking Restrictions in Downtown Bolinas.

Supervisor Rodoni acknowledged the long history of parking “issues” in downtown Bolinas and remarked that while regulations can’t fix everything, progress can be made. He reminded those present that the courts have held that people have a right to live in their vehicles; as such, the County takes a cautious position with regard to regulating parking, particularly in the Coastal Zone, to ensure the purpose of any such regulation is legally permissible. Since 2017, the County has worked actively to improve the parking situation downtown. The Sheriff’s Office has cracked down on unregistered vehicles, cleared out a homeless encampment on Brighton, sent in Veteran’s Affairs and homeless outreach staff to offer help, and increased parking enforcement all over Bolinas. The County enacted a new ordinance to extend the state Vehicle Code to the non-County roads in Bolinas due to concerns that parking problems downtown will “move to the Mesa” if regulations are implemented downtown. The Supervisor held several meetings about parking in Bolinas in 2018 and agreed to move forward with an ordinance that could be put in place in one year, that was approved by community, and that was deemed legal and enforceable by both the County and the Coastal Commission staff. The language of a proposed ordinance then was presented to the community on the November 2018 ballot as “Measure X”: it proposed to prohibit parking except by cars, motorcycles and pick-ups on downtown streets between 11:00 p.m. and 5:00 a.m. A majority of the voters approved Measure X; however, after it was approved, questions arose about certain terms in the ordinance. The Sheriff’s Office determined that “automobile” is not defined in the Vehicle Code and proposed that automobiles be defined in the enabling ordinance for the unincorporated areas of the County as vehicles of 22 feet or less in length. However, when the Board of Supervisors held a hearing on this topic recently, a number of Bolinas residents were present to object to the proposed definition of automobile on the grounds that it was too broad and to argue that the definition should be vehicles of 19 feet or less in length.

Supervisor Rodoni said that after talking with his staff, he would like to propose that the County return to the Measure X language without adding the additional definition in the enabling ordinance and he has directed his staff to prepare a coastal permit application to that effect. He said this is the only way to implement Measure X by this summer and provide some relief to the community from the anticipated congestion and lack of parking. He is not sure whether the Coastal Commission staff has any objections to this approach, but he is willing to move forward with it. Supervisor Rodoni said that as the Sheriff’s Office enforces the enabling ordinance elsewhere in unincorporated Marin, the deputies will be collecting data and this will be helpful to revising definitions in the future. He acknowledged that many people in Bolinas have requested better definitions in the “72-hour parking rule” to expressly state how far a vehicle needs to move after 72 hours; however, the Board of Supervisors on two prior occasions has declined to amend the enabling ordinance to provide that specificity.

In response to questions, Supervisor Rodoni explained that the penalty for violating the no parking regulations downtown will be tows rather than fines. Al Minvielle proposed that the County include a length and a height limit in its ordinance AND include a specific distance that a vehicle must move in the 72-hour parking rule. This will encourage vehicles to move on and not set up as an RV park downtown, he said; he acknowledged that Supervisor Rodoni has done a lot, but the parking problems downtown are worse today than they were three years ago. Supervisor Rodoni said that the County would not be willing to include a height limit due to concerns about legality/targeting of specific populations and he does not think the Coastal Commission would approve it either.

After further discussion, during which alternative parking regulations were discussed, Supervisor Rodoni said the suggestions raised are all interesting and can be considered, but to try and implement something other than Measure X will take several years given the lead time needed to develop and enact new regulations. In developing Measure X, the County determined that it was the most likely to be approved and implemented within one year given the existing enabling ordinance. He noted that the Sheriff’s Office can always enforce laws against “bad behavior”, but it is not permissible to target people because they are living in their vehicles with parking regulations and he would not support an ordinance that does so.

Anna Gade said she is in favor of getting something done as soon as possible with regard to the parking problems downtown. Discussion ensued with multiple people offering comments of support for Measure X and others expressing skepticism as to how effective it will be to address the problem of people coming to Bolinas on the weekends. Several people said the weekend visitors are not chronically

homeless people but rather folks with vans and other vehicles who arrive on Fridays and stay the weekend in their vehicles (rather than stay at hotels or rental properties), thereby eliminating much of the available parking for the entire weekend.

Supervisor Rodoni said he is committed to keeping his promise to Bolinas to move forward with Measure X and pursue a coastal permit to implement Measure X by this summer. Leila Monroe said that she worked on the downtown parking committee and she tends to agree it is valuable to have some form of parking regulation in place soon, even if it is not perfect; the community understands that it will require three to five years for a comprehensive planning process. Leila said it is important to know what level of data collection will be done by the Sheriff's Office so that the community can monitor the results and assess the effectiveness of the ordinance and/or enforcement efforts. Supervisor Rodoni said that one reason Commander Hickey supports Measure X is because it will be relatively easy to enforce/collect data. Further discussion underscored the need to have the support of the Sheriff's Office with regard to whatever parking regulation is enacted so that enforcement and data collection will occur.

Supervisor Rodoni said the next step is a hearing for the local coastal permit; if the hearing officer approves a permit, it will go on a dual path to both the Coastal Commission staff (to permit Measure X in the areas closest to the beach, likely via a waiver) and the Board of Supervisors about a month after that. Al Minvielle said he does not think Measure X will work at all and he requested Supervisor Rodoni's assurance that he will pursue the refinement of the 72-hour parking rule. Supervisor Rodoni said it cannot happen this year, but he will work on this; he emphasized that any refinement of the 72-hour rule will need the support of the other supervisors because it's a County-wide ordinance. He explained that the County tries not to have different ordinances for different areas of the County on the same topic, if possible.

Director Comstock thanked Supervisor Rodoni for all of the effort he has devoted to trying to help the community move forward on this topic. He said the supervisor has been very helpful because the town has been stymied for years in getting any relief from the parking crisis. Director Comstock observed that the community voted for Measure X and it should be the starting point now – if implemented, it will be the biggest step forward the community has ever had on addressing the parking problem, especially if the Sheriff's Office will enforce it. Director Siedman agreed and said he thinks director Comstock speaks for the entire Board in supporting the County moving forward with implementing Measure X; he also thanked Supervisor Rodoni for his leadership.

7. Request to Discuss Possible Water Use Limits for Affordable Housing Projects at 31 Wharf Road and 130 Mesa Road (Bolinas Community Land Trust).

Arianne Dar, Executive Director of the Bolinas Community Land Trust ("BCLT"), said she is present to open a discussion about potential projects on two parcels of land – 31 Wharf Road and 130 Mesa Road – which recently were donated to the BCLT with the stipulation that the BCLT create at least 8 affordable housing units at each location. The donor also will pay for the construction of the housing, so this is an "offer too good to refuse". Arianne said the BCLT has several questions:

First, each of the properties has a water meter. The 31 Wharf Road property also has a sewer connection. The BCLT owns another sewer connection (previously assigned to the former laundromat at 22 Brighton Road), so Arianne would like to know if that sewer connection can be transferred to 130 Mesa Road.

Second, the BCLT is concerned that it will not be able to serve 8 housing units with the water that will be allowed via a single meter at each property. Arianne said it might work if each unit was a single, but the goal of the BCLT is to create family housing and therefore would like to discuss any possible options for more water. The BCLT is exploring a potential well at 130 Mesa Road, for example. Arianne asked if it might be possible to transfer some of the unused water from the capped use at the BCLT's Gibson house property to 31 Wharf Road as a potential solution. Arianne said she understands it is unlikely anything will be decided tonight, but wants to get the Board thinking about these issues. She underscored that the fact that the BCLT has no wish to undermine or "break" the moratorium. Rather, the BCLT would like to explore options within the constraints imposed by the moratorium.

Discussion ensued about the feasibility of connecting 130 Mesa Road to the district's sewer treatment property across the street, much like the Firehouse and Clinic project did many years ago, and about the concept of transferring a portion of capped water usage to a different property owned by the same entity. Director Siedman asked for the Board's views on the latter topic. Director Godino said it's the first time she's ever considered the question and is not sure what her opinion is at this point in time. Director Comstock said that the best course would be for the BCLT to acquire additional water meters, if possible. That said, he believes there is precedent for a water meter with a limited water use limit attached to it being transferred to another site; if so, Arianne's question essentially asks if water meters with limits can be swapped between two properties owned by the same entity.

Director Smith said that in general, carving off a portion of water use at one property and "giving" it to another is problematic in his mind. Here, however, the BCLT owns several properties and it is serving

a recognized community need for affordable housing. Also, California state law requires some amount of preference by water districts for affordable housing, which the BCPUD is researching at this point in time. Hypothetically, he noted that the BCLT could build out the Gibson House to add more housing and use up all the water allowed by its limited water use permit. However, the property at 130 Mesa Road is a better place for this housing. So, because of the specific conditions of this very special circumstance which he believes are unique and would not create “bad” precedent – i.e., affordable housing for the community that will not increase total water use across the BCLT properties – director Smith said he does not object to the concept of allowing a transfer of water use such as Arianne proposed.

Director Amoroso said that several properties have been lost this winter to bluff erosion and additional meters may be available, which would be the best solution. Arianne said the BCLT is more than willing to purchase any available water meters. Director Amoroso said he is not prepared to form an opinion as of yet concerning her request to transfer a portion of allowable water use from one property to another.

Jeff Clapp said that he does not have any limit on the water use at his property. He asked if he could swap his unlimited use with the BCLT’s capped use at one of its properties. Director Comstock said that would not be in compliance with the moratorium regulations. He said that the underlying logic supporting the water moratorium is that the district does not have enough water to add new customers and have sufficient water for existing customers and firefighting capability. Once the water moratorium was put in place, the BCPUD stopped issuing new meters and implemented its “expanded water use permit” process, now known as its “limited water use permit” process – the BCPUD essentially rations water in this way. It is true that there are risks of abuse: people without restrictions on their use in theory could use however much water they want. The BCPUD has not had to confront someone behaving like this, but it has the authority to do so if need be by revising the moratorium rules and regulations. It is also the case that when people develop their property without permits, they are doing an “end-run” around the moratorium because the BCPUD then does not receive notice of the development or have the opportunity to assess the potential for increased water use. That said, the County is supposed to enforce the building codes, land use, and so forth – the BCPUD does not have the jurisdiction to do so, nor does the BCPUD want to look over people’s fences to assess whether they are doing work without permits.

Director Comstock said the BCLT essentially is asking (assuming it does not acquire more meters) if the BCPUD can permissibly adjust its existing moratorium rules and regulations because of the significant public benefits involved in affordable housing. It appears that California state law has prioritized/privileged affordable housing, so perhaps BCPUD should consider this, he said -- perhaps BCPUD has a responsibility to do so. Arianne asked why every customer isn’t essentially capped at the same level, with exceptions granted for specific community uses such as restaurants and affordable housing projects? She said the process otherwise is inequitable in its current application.

Discussion ensued and in response to questions from Janine Aroyan, director Smith explained that the County of Marin regulates the installation of wells in Bolinas (and elsewhere in unincorporated Marin) and certain setbacks and flow capacity requirements must be met for a domestic water well. Janine noted that the property at 31 Wharf Road used to be a house, not a business; she said the BCPUD may run into complications by switching a portion of water use over to another meter because a private person might try to do this under the guise of affordable housing. She said that transferring meters between properties owned by one entity would be a better solution.

Leila Monroe inquired if the district has information about total water use and per capita water use to better understand the trends in Bolinas. For example, if water use overall is holding steady but the population is declining, this would suggest individual water use is increasing, perhaps due to large landscaping or swimming pools. Director Godino acknowledged that while there are fewer fulltime residents in recent years, there has been a huge increase in visitors – both in Airbnb properties and daily visitors to the beach (with associated use of public bathrooms and water).

Director Comstock said the community has a huge problem with affordable housing, but it also has an extremely limited amount of water. The BCPUD has to manage its water supply appropriately during years of plentiful rainfall and during years of drought. He urged everyone to keep this in mind. Further discussion ensued about how to encourage conservation, including the installation of rain catchment systems, posting signs in town and at rental properties, and so forth.

Arianne inquired whether she should proceed to work with a sewer engineer to design a potential tie-in of the BCLT sewer connection between 130 Mesa Road and the district’s treatment facility. Director Siedman said the topic is not on the Board’s agenda so it cannot take action. Director Comstock said the Board usually would like to receive a specific proposal to evaluate. Director Siedman said he does not think a specific design is necessary immediately – the BCLT can first request permission to connect, then come back with a specific engineering proposal for the Board to approve.

8. Implications for the BCPUD’s Operations Posed by the Limited Availability of Rental Housing in Bolinas and Associated Rising Cost of Living for BCPUD Employees.

Director Comstock asked for this item to be included on the agenda because one of the district's employees is losing his rental housing and experiencing a lot of stress about the expense of the housing market and whether he will be able to find a place he can afford. Director Comstock urged the Board to consider the implications for the district if its employees are unable to afford to live in the community. Director Siedman noted that the district previously helped a former General Manager purchase a house many years ago. Director Amoroso said that a former employee lived in the sewer lab building at one point in time, although this was not an ideal solution.

Arianne Dar said that the BCLT is considering whether it can acquire one or more properties and then deed-restrict them for persons providing essential services in Bolinas, such as employees of the BCPUD, the Fire District, perhaps also the school district. The BCLT is aware that there are people in the district willing to donate to such purchases who may not otherwise wish to support traditional affordable housing and she noted that there are properties currently on the market that may be appropriate candidates for such a transaction. She said that if the BCLT does not accept federal or state funds for a specific project it is then allowed to deed-restrict it (which otherwise would not be permitted).

Director Godino said the school has a housing committee actively working on the problem of affordable housing for its employees. Director Siedman said the district would be very interested in learning more about a proposal such as Arianne is describing. Discussion ensued, during which it was agreed more information is needed to know how/if the BCPUD could be involved. Director Godino expressed concern about the immediate need of a BCPUD employee. Director Comstock agreed to be a Board representative/liason to the BCLT to assess whether a near-term solution is possible.

9. Establish a Process for Limited Water Use Permit Review of Building Projects Reported to the BCPUD.

Director Siedman said the district has received a lengthy exchange of emails between neighbors during which one neighbor expressed objections to/concerns about certain improvement projects done by the other neighbor (or prior owner) without permits. He underscored that the BCPUD's jurisdiction does not extend to land use development and, in general, he said that Bolinas residents typically are not in favor of reporting others to the County.

Bill Brasch said that he lives near Alder Creek and there is a 100 foot parcel between his property and the creek. The Marin County Local Coastal Plan says there should not be any structures in the setback from the creek, he noted. He acknowledged that a house on that parcel and a prior owner was allowed to build a workshop in 2012; however, the new owners want to live in or rent out the workshop. This means that there is housing in a riparian area and a shower next to his bedroom, which is really awkward. He said he does not want to go to the County, but it seems like there is a role for the BCPUD if water is being used.

Jonna Alexander Green said that a housemate is sleeping in the workshop building but it does not have water or a bathroom; she said it is not a "rental unit". Andrew Alexander Green said that the building was there when they bought the property and the housemate uses the kitchen and toilet in the main house, so he doesn't think water use is changing in any way. Director Siedman commented that it appears to be a detached bedroom. Bill said that the structure used to be a classic shed but it was all fixed up and staged when the former owner put the house on the market. In other words, a day use structure had been converted to a living structure; lights are on late at night, he said, and animals are impacted.

Discussion ensued about the extent of illegal building in Bolinas, the enforcement responsibilities of the County, the limitations of the BCPUD's jurisdiction, and so forth. Director Smith said that there is a lot of building in the "setback areas" identified in various County plans because a lot of building was erected before setbacks were ever established for drainage, or wetlands, etc. Also, the permit process in the County is so onerous and tedious and expensive that many people can't face it. Director Smith speculated that as much as 90% of the affordable housing in Bolinas is illegal; he urged residents to be kind to each other. He said he deplores the thought of people going to the County to punish their neighbors: everyone loses in such cases, he said, and it destroys community. People should sit down together and work out problems – if there is a light on at night, for example, it can be shielded. Director Smith said he has heard a lot of people complaining about the development Bill Brasch is doing across the street on his undeveloped property without a coastal permit. He told Bill he is instigating a risky situation vis-à-vis his neighbors and inviting retribution; he urged him to "just chill" and said that the neighbors are good people.

Director Smith said that while he has no interest in County enforcement processes, as he has seen that process lead to tragedy, he does think the Board should consider establishing a policy whereby if someone informs the district – in writing, and not anonymously – that an unpermitted building project is underway, the district could then follow-up with the property owner to determine whether water use could increase as a result of the project and whether a limited water use permit application should be made to the district. The Board directed staff to include an item for the Board to discuss/take action on this at the May meeting.

5. (cont'd) Request for Financial Relief from Quarterly Water Bill pursuant to BCPUD Resolution 553 – 7 Valline Lane (A. Speck).

Director Smith said that based on the letter submitted by the property owner, this appears to have been a classic blind leak that was repaired as soon as it surfaced and he recommended full financial relief.

D. Smith/L. Comstock all in favor to grant full financial relief for the amount of water loss attributable to the leak as determined based on the historical water use over the last three years during the same quarter.

10. Water Supply Update.

Director Smith reported that the available data looks about the same as last year's data for the irrigation well at the Resource Recovery Project, although data has not yet been logged for April. Conductivity levels are up, but it tends to lag after the period of higher pumping (i.e, summer and fall months). He predicted the levels will recede in upcoming months as a result of rain received this year.

11. Volunteer Committee Reports:

-- *Bolinas Lagoon Advisory Committee*: Director Smith announced that there will be a meeting about the Bolinas Lagoon on May 2, 2019 beginning at 6:30 p.m. at the Stinson Beach Community Center.

-- *Downtown Parking & Traffic Committee*: Nothing further to report.

-- *Resource Recovery*: Staff directed the Board's attention to a quarterly inspection report by the Marin County Environmental Health Department in which it is noted that a greenwaste pile was not sufficiently set back from the perimeter drainage ditch, an observation which has been referred to the County's Stormwater Pollution Prevention department.

-- *West Marin Mosquito Control Coordinating Council*: Nothing to report.

-- *Land Stewardship Committee*: Nothing to report.

-- *Internet Access Committee*: Director Comstock directed the Board's attention to a letter sent from the County Parks and Open Space District to Horizon Cable stating that a lease agreement is required for the fiber-optic cable that has been installed under the Bolinas Lagoon at the channel.

-- *Vehicle Habitation Committee*: Nothing to report.

12. Other Business.

a. Board Committee Reports.

-- *Finance: Update on FY 2019-20 Draft Budget; Minutes of the April 9, 2019 Committee Meeting; draft Proposition 218 Notice re: Proposed Increases to Annual Water and Sewer Service Charges.*

Director Comstock noted that the amount of the rate increase proposed in the draft budget does not include anything other than a cost-of-living raise for employees and nothing relating to housing. Director Siedman said this is appropriate given the embryonic nature of the issue. Director Smith said that an urgent issue could be addressed via emergency action if necessary. Director Comstock admitted that he has been focused on capital improvement issues and not employee housing until this point. However, it is now clear that employee housing is an issue that *should* be considered during the budget process.

L. Comstock/V. Amoroso all in favor to approve the minutes of the April 9, 2019 Finance Committee meeting.

Director Comstock moved to approve the Proposition 218 notice to customers. Director Amoroso commented that the notice explains that water and sewer annual charges will each increase by 5% if the draft budget is approved as presented. Director Comstock amended his motion to clarify that approval of the Proposition 218 notice is subject to discretion of the General Manager to make technical modifications as needed to improve the explanations set forth in the notice.

L. Comstock/V. Amoroso all in favor to approve the draft Proposition 218 notice, subject to the discretion of the General Manager to make minor modifications as needed to finalize the notice.

-- *Legal*: Nothing to report.

-- *Mesa Septic, Flood Control and Roads*: Nothing to report.

-- *Operations*: Nothing to report.

-- *Park and Recreation*: Nothing to report.

-- *Personnel*: Nothing to report.

-- *Sewer*: Staff reported that the district received an inquiry whether it would be possible for properties on Canyon Road to connect to the sewer system. After a brief discussion, the Board suggested that in light of the moratorium on sewer connections imposed by the Regional Board and concerns about the treatment capacity of the system, staff should conduct further research and report back to the Board.

b. Minutes of the March 20, 2019 regular Board meeting.

Directors Comstock and Smith offered clarifying revisions to the minutes of the March 20, 2019 regular Board meeting.

L. Comstock/G. Godino four in favor, Amoroso abstaining to approve the minutes of the March 20, 2019 regular Board meeting, as clarified.

c. Warrants.

G. Godino/L. Comstock all in favor to approve the warrant list.

d. Scheduling of Next Meeting(s):

May 15, 2019 at 7:30 p.m.

12. Adjournment.

11:10 p.m.