

BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT



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94924

DRAFT BCPUD Regular Meeting of the Board of Directors
Wednesday, October 22, 2025
BCPUD Office
270 Elm Rd, Bolinas CA 94924
6:00PM

Link to Meeting Video: https://youtu.be/JT_oSntwWmo?si=zO8QjUXeb6dd4oyT

Link to Meeting Transcript: [Regular Meeting 10-22-25 Recording.Transcript.pdf](#)

Call meeting to order

Roll (present: A. Alexander Green, G. Godino, K. McElroy, K. Walker, J. Siedman)

Community Expression - None

Consider amending order of items in the agenda **(1:01)**

Decision to move up Item 8 (Manager's Update).

DISCUSSION ITEMS

MANAGER'S UPDATE (2:53)

GM Woods provided monthly update on water supply status and operations:

- Production and consumption are both down from August
- Report on booster leak and emergency repair
- Coagulation wall leak continues
- Wells project progress at Mesa Park and 31 Wharf
- Treatment ponds isolation ditch maintenance work
- Monitoring wells sampling data collection has begun
- Ocean Protection Council Grant kick-off meeting
- 42 customers signed up for online billing
- Garbage collection plans in development for ends of Wharf & Brighton
- Communication with Bolinas Fire about possibly sending a joint letter to DPW regarding county-maintained roads

ACTION ITEMS

PUBLIC HEARINGS, RECEIPTS & NOTICES

1. None

SPECIAL REPORTS OR UPDATES—Action Requested

2. None

CONTRACTED WORK, RELATED RESOLUTIONS & APPROVALS

3. Resolution No. 746 - Declares An Emergency Exists and Authorizes Piazza Construction to Repair Booster Pump Pipeline (34:44)

Questions on cost estimate/billing details/time & materials; GM Woods confirms that this resolution approves Phase 1 bypass repair of booster line; Phase 2 hopefully can be completed soon under the same emergency declaration.

Motion to approve Resolution 746

K. McElroy / A. Alexander Green

All in favor to approve resolution.

DISTRICT ISSUED PERMIT & APPROVALS

4. None

BUDGETARY/FINANCIAL RESOLUTIONS & APPROVALS

5. Board to Consider an Increase to the Directors' Monthly Stipend (41:55)

Discussion of proposed changes to Director compensation for 25/26; \$250 per month plus \$100 for additional meetings (up to 12 meetings per year) with annual adjustment of CPI.

Motion to approve proposal as amended

A. Alexander Green / G. Godino

All in favor to approve proposal.

LEGISLATIVE & GOVERNANCE RESOLUTIONS & APPROVALS

6. None

EMPLOYMENT & RELATED APPROVALS

7. None

DISCUSSION ITEMS

8. **MANAGER'S UPDATE** (moved to beginning of meeting)

SPECIAL REPORTS OR UPDATES—No Action Requested

9. Update on Project to Address Hazardous Roadside Trees in Partnership with Bolinas Fire Protection District (BFPD) and Marin Wildfire Protection Authority (MWPA) (1:20:40)

Ray Moritz of Urban Forestry has begun identifying trees that pose hazards related to emergency ingress and egress; the resulting report will be submitted to MWPA to address these trees; BFPD is on board for this approach.

10. BCPUD Sign Area at Mesa and Olema-Bolinas Roads (1:34:26)

Discussion of best use for sign area at Mesa and OB Roads; decision is made to reserve this space for BCPUD-related signage with urgent/drought messaging; Board grants GM Woods/BCPUD staff discretion to mount signage without Board approval.

11. Leak Relief Policy & Procedures Discussion (1:51:50)

Review of existing/historical leak relief policy; GM Woods recommends the Board consider amending leak relief resolution at future Board meetings to include: putting a cap on the number

of times each customer can be approved to receive leak relief; setting a minimum leak relief threshold; incentivizing customer purchase of Flume or other similar water monitoring device. Consideration of delaying revision of leak relief policy until automated water meter readers are installed; Board decides to revisit these issues at November meeting.

LWUP Policy and Procedures Discussion (2:02:25)

Review of existing/historical limited water use permit (LWUP) policy; discussion of possible enforcement mechanisms for LWUP exceedances; possibility of revising existing LWUPs for consistency in maximum quarterly allowance; suggestion to revise policy determining what conditions or situations trigger an LWUP. GM Woods recommends holding off on overhaul of LWUP resolutions until transition to automated water meter readers is complete. Board will revise LWUP policy revisions in December.

12. Proposed Road & Ditch Maintenance ROW Issues (2:22:08)

Review of management of ROW on the Gridded Mesa and consideration of amendment of Ordinance 30 at future Board meeting. Discussion of pilot project with BCPUD Shift Operators delivering asphalt to customers with approved permits; neighbors to be notified of work by sandwich board messaging. Board directs GM to seek legal advice on revisions to Ordinance 30.

13. Exploration of Possible Treated Water Sources to Support Public Pool Facility at Mesa Park (Simon Dunne) Deferred to future meeting

POTENTIAL FOR COMMITTEE UPDATES (non-bolded items not up for discussion)

VOLUNTEER COMMITTEE UPDATES

- 14. Resource Recovery Committee
- 15. Resident Permit Parking Plan Committee

AD-HOC COMMITTEE UPDATES

- 16. Building Ad-Hoc Committee
- 17. Canyon Road Ad-Hoc Committee
- 18. **BEP/Bike Path Ad-Hoc Committee (see item 9) (2:32:28)**

Committee name clarification: BEP requested their name be removed from the Ad-Hoc committee; this item will be brought forward for formal action at the next Board meeting.

Bike path project update: GM Woods reported next steps for the bike path project; a new Coastal Development Permit will be required; GM Woods is working to secure funding to pursue the full scope of the project.

STANDING COMMITTEE UPDATES

- 19. Personnel Committee
- 20. Finance Committee
- 21. Operations Committee
- 22. Legal Committee
- 23. **Mesa Septic, Flood Control and Roads Committee (see item 12)**

MEETING CLOSING

President Siedman remembers Brianna, the late daughter of former BCPUD General Manager Phil Buchanan, and expresses condolences to Judy Buchanan on behalf of the BCPUD. GM Woods to look into replacing tree planted for Phil (2:38:27)

APPROVAL OF MINUTES

24. Regular Meeting – July 16, 2025 (2:40:09)

Motion to approve the July meeting minutes

*K. McElroy / K. Walker
minutes.*

All in favor to approve

25. Regular Meeting – September 17, 2025 (2:40:49)

Motion to approve the September meeting minutes

*K. McElroy / G. Godino
minutes.*

All in favor to approve

APPROVAL OF WARRANTS

26. September 1 – September 30, 2025 (2:44:51)

Motion to approve warrants

G. Godino / A. Alexander Green

All in favor to approve warrants.

- Materials to be signed by Board Members
- Future Agenda Items - AH road repair
- Next Meeting Date – November 19, 2025
- Adjournment – 8:50 PM