

1 **MUIR BEACH COMMUNITY SERVICES DISTRICT**

2 Minutes of the Board of Directors' meeting held on
3 Wednesday, June 28, 2023

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5 **OFFICIAL MINUTES ONLY UPON APPROVAL**

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7 Prior to approval of these minutes by the Board of Directors in a public meeting, these minutes
8 are draft only and subject to change. Upon approval by the Board, these minutes become the
9 Official Minutes of the meeting.

10
11 **Item 1: Call to Order**

12 Paul Jeschke called the meeting of the Muir Beach Community Services District Board of
13 Directors to order at approximately 7:05 pm.

14
15 Board: Paul Jeschke (Board President), Leighton Hills (Board Vice-President), Christine
16 Murray (Director), Steven Shaffer (Director), David Taylor (Director)
17 Staff: Mary Halley (District Manager), Chris Gove (Fire Chief), Ernst Karel (Meeting
18 Secretary)

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21 **Item 2: Approval of Agenda**

22 Item(s) not included in this agenda: None

23
24 **Item 3: Consent Calendar**

25 *A. Approval of Draft Minutes from Regular Board Meeting of 4/26/23,*

26
27 With the amendment that Paul Jeschke called the meeting to order, rather than David Taylor,
28 the minutes are approved.

29
30 **Item 4: Items Removed from Consent Calendar**

31 None.

32
33 **Item 5: Appoint new MWPA Representative**

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35 Paul Jeschke will be moving to Enso Village in October, and so Christine Murray will take over
36 as MWPA Representative.

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38 MOTION: To nominate Christine Murray to take over as MWPA Representative
39 Moved: Shaffer, seconded by Hills
40 Vote: AYES: Unanimous

41
42 **Item 6: Creating a Resiliency Center at the MBCC – Steve Moss**

43 Local resident Steve Moss presents a proposal for creating a resiliency center at the Muir
44 Beach Community Center.

45
46 The concern is that with climate change, and with PG&E using public outages to manage
47 their wildfire risk, the idea arose that the CC could be made into a "resiliency center", which
48 is an established category. This would involve renewable energy, battery storage, charging
49 center, refrigeration, and even serving as a kind of shelter, so it could be independent of the

1 PGE grid for a lengthy period of time. Many residents already have generators, or power
2 walls. Marin Clean Energy is supportive of the project. They may have access to funding,
3 and there are other sources of funding, including private and state sources. MCE has said
4 that if we do want to go forward, and if the Board indicates support, they could assist with
5 locating funding sources and so on. Moss is requesting that the Board sends a letter to
6 MCE indicating the Board's support to inquire further.

7
8 Questions and discussion ensue about the extent of the proposed project. This is very
9 early in the idea stage and so many details can be decided later. Taylor notes that to qualify
10 as a resiliency center it would likely require refrigeration, showers, and the like, more than
11 the CC is designed for. Moss replies that that would just be one kind of grant, and that
12 there are many others. MCE had said that they were here to help, so the ask right now is
13 that we begin an investigation. Gove notes that we have a Disaster Council, and that he is
14 on board with backup power, but in terms of a resiliency center, would like to have further
15 discussions whether that would go with what the Disaster Council plans and if they would
16 be in favor of investigating further. Murray notes the possibility that we could have an
17 earthquake where both exit roads could collapse, that we have an aging community who
18 need access to electricity, and that we should continue to look into possibilities and to keep
19 the discussion open. Susannah Kennedy, who is part of the Disaster Council, notes that the
20 possibility is real that in case of earthquake we won't be able to leave.

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22 MOTION: To authorize Mary to send out the letter that Steven Moss was
23 suggesting.

24 Moved: Hills, seconded by Shaffer

25 Vote: AYES: Unanimous
26

27 **Item 7: Request for lighting on various trails and stairways** – Susannah Kennedy

28 Local resident Susannah Kennedy is requesting that the path/stairs leading from Seacape
29 (across the street from the Community Center) up the hill to Starbuck is provided with lights
30 at night. Also, the more northern stairs between Sunset and Ahab if they do not have lights,
31 and the stairs leading between Sunset and Pacific, which do not have lights. Also, suggests
32 using the upcoming repaving and construction of the parking area by the Community
33 Center as a chance to run an electric line across the street to facilitate this lighting project.
34 Or to establish a solar system powering each stair's own lighting system. Also, suggests
35 that if people are concerned about walkers neglecting to turn off the lights at the bottom/top
36 of the MBCC stairs, that a timer system be installed to turn off after 1/2 hour or so. She's
37 been here for three years. Lots of the stairways are dark. She is not suggesting that lights
38 should be left on all the time. Probably not very expensive.

39
40 Jeschke sees many potential problems with the proposal. David Taylor suggests the little
41 solar-powered stick lights, which wouldn't be expensive at all. Ongoing conversation about
42 pros and cons of lighting, and considerations to keep in mind, including preserving dark
43 skies at night. The idea does not have much support from the Board.
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45
46 **Item 8: District Manager Report**

47 District Manager Mary Halley presents brief highlights from her DM report, a written document
48 which (as always) is included with the monthly meeting packet available online at
49 <http://www.muirbeachcsd.com/meetings>.

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2 We're now going back to remote meetings, under provisions of the Brown Act, so that's
3 probably how they will be held going forward. Update on the insurance claim from a car
4 accident at the Pacific Way Bridge three years ago. The court granted us restitution, so the
5 insurance company will get paid back and we will get most of our deductible back. Firehouse
6 lease renewal with NPS was requiring we insure the fire barn, but in the end the insurance
7 company said it was too high a wildfire risk, and so they denied picking it up. NPS wanted it
8 insured for \$500,000, and the assessor said it would only be valued at \$145,000, but the CSD
9 insurance company will not insure no matter, so we're at a stalemate.

10
11 Recreation: We are moving forward with CC parking project which includes parking spaces and
12 a retaining wall. All the steps, permits, grants, and so on, are all completed. The grant does
13 require to see evidence that the board supports this project and authorizes Halley to serve as
14 project manager. DM Halley has been interfacing with Board Director Hills on the project.

15
16 MOTION: Be it resolved, that Mary Halley, District Manager of the Muir Beach
17 Community Services District ("District") be and is hereby authorized and
18 empowered in the name and on behalf of the District to execute and any
19 instruments or agreements which may be required, or in the judgement of the
20 District Manager appropriate, for the construction by the District of parking
21 improvements at 19 Seacape Drive, Muir Beach. Resolved further, that the
22 District Manager be and is hereby authorized and empowered to take such
23 actions as may be required for the construction by the District of parking
24 improvements at 19 Seacape Drive, Muir Beach.

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26 Moved: Hills, seconded by Shaffer
27 Vote: UNANIMOUS

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30 **Item 9: FY2023-24 Draft-Budget – Preliminary Approval**

31 The first reading of the proposed FY2023-24 Draft-Budget will be presented by the District
32 Manager for further discussion and preliminary approval. (See attached FY2023-24 Draft-
33 Budget – June2023) Then Budget Hearing and final approval of the FY2023-24 Budget will
34 be at the July 26, 2023 Board meeting.

35
36 In DM Halley's review of the budget, she points out that the customers have been so good
37 at conserving water, our revenues have been going down. We're under Prop 218 so we can
38 only charge what it costs to run the system. So that's the only peculiar item in this budget is
39 that we're showing a net loss for the operations portion of the water budget.

40
41 David Taylor notes that water districts are raising rates, and/or charging a special drought fee to
42 cover costs as less water is used. Hills asks Halley to keep an eye on the revenue and see if
43 she suggests a rate increase or special fee. This has happened in the past and we've
44 periodically raised rates. Jeschke asks how our rates compare to our neighbors -- Halley
45 responds that we're definitely on the low end. Murray notes that it's important to protect seniors
46 on fixed incomes, and Shaffer notes that our water rates do historically protect people on the
47 lower-water-use end from increases.

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49 Conversation turns to Lagoon and the idea of raising the road.

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Item 10: Public Open Time

None

Item 11: Recognitions & Board Member Items

Thanks to DM Halley for managing the Community Center construction project.
Halley also thanks Hills for his help with the project.

Item 12: Adjournment

Next Agenda Meeting Date: Wednesday, June 19, 2023
Next Board Meeting Date: Wednesday, July 26, 2023.

There being no further business to come before the board, the meeting is adjourned.
Meeting adjourned at 20:13.