

North Fork Community Development Council
Agenda of Board Meeting – January 23, 2017
5:30 p.m. at the North Fork CDC Conference Room at the Mill Site

1. Call to Order: The January meeting of the North Fork CDC was called to order by the President, Dan Rosenberg at 5:30 p.m. Present were members Dean Osekavage, Sandy Chaille, Barbara Colliander, Gary Walker, Mary Prober, Tom Burdette, Dan Rosenberg, Claudia vanDerBerg. A quorum was present. Guests: Edward Polkerham, John Reed, Wade Wheeler, Dave Olney, Taylor Olney, Elissa Brown, Justine Reynolds.
2. Additions to the Agenda: None
3. Approval of the Agenda: **Gary Walker moved, Sandy Chaille seconded, to approve the agenda with additions. Motion carried.**
4. Public Comment: Elisa Brown commented on 1) PG&E is staging on our site; 2) Bio Energy project was featured today at a conference in Sacramento (Climate Action); 3) heating in the building.
5. Approval of Minutes of November 28, 2016 Regular Board Meeting (emailed): **Mary Proper moved, Tom Burdette seconded to approve the minutes of the November 28th CDC meeting. Motion carried.**
6. Financial Report : The financial report ending December 31, 2016, was sent by email and was presented at the meeting. The balance in the general account is \$31,651.27. Brownfield savings account has \$44,008.40. The property owners' account has \$16,817.57. **Sandy Chaille moved, Claudia VanDerBerg seconded to approve the financial report. Motion carried.** Claybourne and Assoc will also send us financial reports for the property owners' association.
7. Corresponding Secretary/Membership Report: Mary Proper said that Chawanakee School District paid their membership. She is billing the Chamber of Commerce, as they need to pay.
8. Discussion and Action Items
 - a. Appointment of new board member: Sandy moved, Tom seconded to appoint Wade Wheeler to the member at large position. Motion carried. This term goes to the annual meeting in March.
 - b. Old Business
 - i. Log deck: Justine Reynolds has been monitoring the log deck, and the delivery and volume for same. Apron burners have been working sporadically (on and off). The piles of stumps, etc, are greatly diminished. The fence for the log deck is temporary and the permanent fence is in progress. We will hold on that final construction, until we have news about Confluence Energy (they want the area that the log deck is on).

ii. Facilities maintenance: Tom Burdette reported that the rains caused issues with the ditch washing out. Keith Horton repaired this. Pitcher Creek works as it is supposed to! The two sizes of culverts caused overflow problems. Again, Keith Horton has done some grading work. We had a water gauge problem with the water system. Fred Faisel will bill us for the repair. Donny's tree fell; he is removing it. The speed bumps to divert water need to be replaced (two spots on site). Tom will get estimates to fix.

iii. Old fire truck: It's on Craig's list.

iv. DTSC (toxic substances)—update: John Reed reported that the county has signed off on the cleaning of the dump site, but there is an area that needs further attention and capping off (paving). This is in progress. There is another month of work and negotiating.

v. EDA Grant closeout—update: We are still awaiting the final sign off.

vi. Community meeting—"Survey Monkey" groupings: In progress.

vii. Estimate to repair the washout at the well: The well has a spring that moves around. With the rains, the water has been flowing over. Fred Faisel made a diagram of a spring box that can be constructed. It is 4x4x18 feet. The price estimate is \$5300 (spring box and piping). Tom Burdette would like to add to the project, the well area being graded, graveled and fenced. He will get an estimate for that. **Mary Proper moved, Gary Walker seconded to authorize Tom Burdette to get this work done, at a cost not to exceed \$8500. Motion carried.**

viii. Biomass plant—update: Dan Rosenberg reported that construction is progressing. One large piece of equipment has arrived (from India). Footings are poured. The auction for power purchase from PG&E has begun again. In 6 weeks, the price will go up if no one accepts the bid. With the purchase agreement with PG&E, we can proceed!

ix. Marc Mandel wants an added small parcel adjacent to his property (lot 18 at 2.88 acres). John Reed is discussing this with him. We need to complete some infrastructure before the final sale. At the moment, he is paying rent on the property.

x. Self Help Enterprises—update: Discussion is continuing with Ryan and Maryanne. If we get a lot of businesses here, it is likely that people may not want to live here. Self Help is still doing their community survey.

xi. Confluence Energy—update: John Reed reported that he has met with representatives of this company. They want to start a plant in California, selling pellets, bio-char, and other products. They want 22 acres on the upper parcels. Offer is about \$600,000 (some cash, some equity). We asked \$1 million, but can counter for \$850,000. **Dean Osekavage moved, Tom Burdette seconded to authorize Dan Rosenberg to negotiate a price with Confluence Energy, that may end with an offer from the company. Motion carried.**

xii. Appointment of new treasurer: Wade Wheeler has volunteered to be treasurer. **Tom Burdette moved, Dean Osekavage seconded, to elect Wade Wheeler as Treasurer. Motion carried.**

xiii. BRLF-designation of funds to savings: **Sandy Chaille moved, Tom Burdette seconded to transfer \$2000 into the BRLF fund. Motion carried.**

c. New Business

- i. Proposal for purchase of land from NF Rancheria: They want the front parcels and have submitted a proposal. They offered \$307,000. We made a counter proposal, and are awaiting Council action. This is 6.3 acres. They plan to build a small business, medical, and administrative area. Power, sewer, water, roads, and drainage are all required for infrastructure. **Tom Burdette moved, Sandy Chaille seconded, to authorize Dan Rosenberg to negotiate on behalf of the CDC, with the North Fork Rancheria of Mono Indians (aka Tribe), for the sale of the property, and bring it back to the CDC Board for final approval. Motion carried. Gary Walker abstained.**
- ii. Membership in YSRCD: We are members and have representation on this agency. Tom Burdette volunteered to be the CDC representative. **Sandy Chaille moved, Wade Wheeler seconded, to appoint Tom Burdette to be the CDC representative to the YSRC&D, and Gary Walker as alternate. Motion carried.**
- iii. Bids for HVAC repairs and cleaning: Dean got two bids from companies to repair the HVAC system. **Tom Burdette moved, Sandy Chaille seconded, to authorize Dean Osekavage to select the vendor (preferably the company that can do it the soonest, and with a warranty) and spend an amount not to exceed \$5000. Motion carried.**
- iv. Water/flooding problem in front of CDC building: Dean Osekavage reported on the water in the basement of the CDC office. The causes have been determined (roots, ditches, uneven foundation). He has received some suggestions, but has no bids yet. He will report next month. He will continue looking for a repair person.

10. Organizational Reports (if time): Valentines dinner and dance on February 14. April 22 is the tri-tip barbeque for the NFVFD Auxiliary.

11. Adjournment: The meeting was adjourned at 8:00 p.m.

Submitted by

Barbara Colliander, Secretary

Reminder: The next regular CDC board meeting will be on February 27 at 5:30 pm at the North Fork CDC Conference Room at the Mill Site.