9/26/11 – Minutes

Posted on October 24, 2011 by admin

NORTH FORK COMMUNITY DEVELOPMENT COUNCIL

MINUTES OF SEPTEMBER 26, 2011 BOARD MEETING

Came to Order: 5:40 pm

Board Members Present: Dan Rosenberg, Sandy Chailler, Rich McQuone, Sarah Rah, Julie Konno, Pat Beihn.

Guests: Elissa Brown, Connie Popelish, John Reed, Chuck Thrapp.

Public Comment:

- Potential Biomass Project/Subsidiary Activities – Elissa Brown discussed the Final feasibility study, now available on NFCDC.org as of today. The conclusions by Tad Mason of TSS Consultants calls for a Biomass gasification plant such as Phoenix Energy has completed in Merced County. The energy plant that is suggested would power approximately 1000 homes and employ 5-6 people. It should take from 2-5 acres, depending on the storage yard allocated by the plant. Sarah Rah commented that NFCDC Board had not had time to review the study nor was there a meeting with CDC to present findings for comments. She felt the report incomplete due to her knowledge of Energy Flex, another biomass energy plant company's Letter of Intent not being included. At this time, Sarah Rah made the decision to resign from the NFCDC Board. Dan Rosenberg asked why Energy Flex was not included and Elissa stated that she had the impression TSS did not

feel they had sufficiently developed their technology and did not have a long enough track record.

- Discussion regarding strategies for parcel splits and general Commercial Real Estate issues with John Reed: Mr. Reed answered general questions about different strategies in dealing with potential lot splitting, sales of property to individual companies and creating a Planned Commercial Subdivision. He is available to help us when we are ready to plan this at an hourly rate of $150 per hour, billed at 1/10 of hour.

Approve Minutes: Minutes of August 22 meeting were approved (moved by Sandy Chaille, seconded by Julie Konno with one abstention).

Treasurer's Report: The month's financial report was distributed and approved with one abstention. Tenants at Mill Site are current on their rent, with one exception:

- O'Dell has not paid his rent for August or September. A letter was sent to O'Dell on August 9, 2011 regarding the August rent. Another letter was sent on September 15, 2011 that they are now behind two months' rent for a total of $600.00. There was never a late penalty clause in their original rent agreement (1/4/08) but maybe a new agreement needs to be negotiated. Mary Proper has sent them five (5) letters regarding their rent being late this year.

OLD BUSINESS

- Crossroads Lumber's fire suppression system: In testing the leaks which were found in the system, the compressor was blown out. Over the years the pipes, etc will need to be replaced. The system needs weekly inspections and every 3 months it will need a more extensive inspection by a sprinkler

company. The current estimate for the work is now at $4300.00 with the compressor. Dan will discuss with Mark Mandel for possible payment share agreement and report back at next meeting. Our current obligation stands at $2800.00. CDC will hold on compressor work until this discussion takes. Chuck will be gone for approx. 8 weeks.

- Rooms below the conference room: The Board approved moving forward with the bid from Novell Construction to correct drainage problems at last meeting. Dan will call to arrange start date so we can complete work before this season's rains hit.
- Brownfield Revolving Loan Fund: We have been making $750. per month payments to Madera County. A motion was passed unanimously to make this month's deposit into the newly created savings account in the amount of $1500. This amount will be addressed at each monthly meeting.
- NFCDC's large copy machine: Yosemite-Sequoia RC&D agreed to allow use of their copy machine in hallway. CDC is asked to bring their own paper for copies, using the appropriate code entry to track usage.
- Home Depot grant for HVAC repair: This is no longer necessary as Steve Sims was able to find and repair leaks in system.
- Mural Committee/Proposal for cost of graffiti removal: Joan Constable was not in attendance. There is the possibility of her having found some funding for repairs. Dan suggested creating an official "Graffiti Wall" in town to curb vandalism to existing murals.
- RV Park: There will be a meeting at the Madera County Planning Dept. on October 4, 2011 at 6pm. All were encouraged to attend

Committee Reports

- Real Estate: Per Dan, Integrated Engineers is not able to be involved in a local plant at this time do to their overseas difficulties.

- Recreation Trail: There is a new YouTube video link on NFCDC.org web site showing the Rec Trail work and usage. Harry Stott has also plotted GPS coordinates.
- Facilities: Repairs to HVAC system are complete. Work should start soon on drainage problem/leaks into basement area.
- Finance: Insurance for Liability coverage has been billed at $4207 & D & O at $2265. This policy was due in March, but do to Personnel issues at Insurance Broker's office, we were not billed until September. Dan will call to confirm what each policy covers. Meanwhile, a motion was made by Sandy, seconded by Julie, to pay at this time so policy is in place while research is in progress.
- Cosmic: No easily seen meteor showers or other events through the end of year due to full moons. We will schedule something for the Community after the first of the year.
- No reports from Signage, Planning, Membership, or Emergency Preparedness.

NEW BUSINESS

- Phoenix Energy: They have submitted a Letter of Interest. They are currently in business in Merced County (see Potential Biomass Project discussion above).
- Care of North Fork Totem/Monument: Tribal Council has turned care of monument over to Pat Beihn. He is asking for ideas on how to maintain the wood structure. He has been using Tung oil. Dan offered to help create a committee/work group to assist with the maintenance. Pat will take this offer to Tribal Council.
- Possible water offer to Madera County: During the course of a Maintenance District 8A meeting on August 25, 2001, NFCDC Board member Steve

Mitchell brought up possible sale of NFCDC Mill Site water to County. This might be negotiated if they were to develop a system here at the Mill Site. No motion was made at this time.

ORGANIZATIONAL REPORTS

General Community Announcements: Flu shots will be given October 11, 2011 at the Crazy Y.

Saturday, Oct 1, 2011 is the Fall Festival. Connie Popelisch will be there representing Kings Vintage History Museum in Oakhurst with a display at the Boy Scout Building adjacent to Town Hall. The display will feature History of the Mill Site and Vintage clothing, etc.

Adjorned: 8:17 pm.