

**North Fork Community Development Council**  
**Minutes of Board Meeting – September 23, 2019**  
**5:30 p.m. at the North Fork CDC Conference Room at the Mill Site**

1....Call to Order – The NF CDC Board meeting was called to order at 5:36 p.m. by Dan Rosenberg, President. Present Dan Rosenberg, Taylor Olney, Hannah Moren, Matt Henderson, Claudia VanDerBergh, Fred Biehn, Tom Burdette, Mary Dodge, Bill Dodge. A quorum was present. Guests: Steve Beverly, Keith Enzler, Michael Olwyler, Connie Popelish, Julie Konno, Donna Henderson.

2. Additions to the Agenda: None

3. Approval of the Agenda: **Claudia VanDerBergh moved, Taylor Olney seconded, to approve the agenda. Motion carried.**

4. Public Comment: Julie Konno stated that the trail cleanup is finished. Fred Biehn informed the Board

that he is going to become a member of the Disadvantaged Community Advisory Group which is under

the CPUC (California Public Utilities Commission).

5. Approval of Minutes of August 26, 2019 Regular Board Meeting: **Tom Burdette moved, Hannah Moren seconded, to approve the minutes of the August 26 meeting, as posted. Motion carried.**

6. Financial Report: The financial report was unavailable as it was not printed. Dan Rosenberg gave a Brief overview of the finances. No vote was taken as there wasn't a report on which to vote.

7. Corresponding Secretary/Membership Report: None

8. Discussion and Action Items

A. Old Business

a. Biomass Plant Status: Dan Rosenberg gave the update. The total cost will be approximately \$15 million. The investor will buy all of the bonds. An investment tax credit of about \$5 million will benefit North Fork Community Power. PG& E will buy the power generated at a value of \$0.199/Kwh. The Biomass Plant will be capable of producing a sustainable 2 megawatts of power. One of the requirements of the investor is that an engineer needs to guarantee the overall price of the entire project. Phoenix Energy, our partner, will be the operator. Construction time is estimated to be 18 months. During the first 3 years of operation we will receive no income. All income during that time frame goes to the investor. When all is said and done, CDC will have 37% of the company, as will Phoenix Energy. Presently, we own 47% of NFCP. We are currently in debt approximately \$2.5 million.

- b. North Fork History Group Presentation: Michael Olwyler and Connie Popelish gave the presentation. Connie gave a brief overview of where we are today. The mill closed 25 years ago in 1994.

Mr. Yanke (sp?) donated 135 acres to the town of North Fork. Madera County holds the deed as North Fork is not an incorporated town. Deconstruction of the mill and pollution cleanup have taken place. The head rig is gone, but the pony saw and re-saw do remain and are incorporated into plans for a 2 – 3 acre History Park. Michael presented NFHG’s Vision for the History Park: It is proposed for Parcel 11, which covers approximately 3 acres. The History Park will feature 2 saws, the machine shop, ground level trails and a raised walkway with handrails, between the pony saw and re-saw. Users would potentially include: owners of Mill Site parcels/businesses, community residents, students, visitors/tourists, users of the Scenic Byway. Responsibilities: CDC and Owner’s Association: pay taxes, pay insurance; infrastructure and heavy maintenance costs – sewer, roads, water, power, below ground needs.

North Fork History Group: Memo of Understanding (MOU) with CDC; grant writing and fundraising; designer/planner of record; maintenance of History Park facilities and structures; interpretive planning; signing; visitor contacts; docents program.

Michael presented the following Requests of the NFHG:

1. CDC Board consider and determine their vision, and how to manage the site, both administratively and fiscally.
2. CDC retain ownership of the land, and make determination about the future of the History Park.
3. Discuss the possibility of structures on the north/northwest portion of History Park, especially if owners of structures would help pay for cost of bathrooms, as that would be most economical from NFHG perspective.
4. Discuss operator’s liability insurance and property taxes. Discussion ensued with following points being made: May be funds available for parks through various grant programs; possibility of income from vending machines on site, which would be utilized by visitors.

Water and sewer are already on site; power can come in from Coso Nobe Road. Tom Burdette stated that these will all be on site within 1 year.

Dan Rosenberg pointed out that CDC is making site available for the History Park, at a value of \$200,000. Also noted that CDC does not do projects; rather it facilitates possibilities for other groups to partner and share costs in order to achieve selected goals.

CDC Board requested breakdowns of costs for the proposed park, cost of operations – and better definitions of “heavy maintenance” and “facilities maintenance” from the NFHG.

5. History Group wants to install the three interpretive signs overlooking the parcel regardless of whether the History Park is developed or not.
- c. Millsite Property Owners' Association: P.O.A. fees – Donna Henderson stated that Kimber Pallets remains the only owner still behind on payments.
  - d. Facilities maintenance:
    - Bathroom is done
    - Problem with air conditioning needs to be addressed.
    - Well repair – Donna Henderson received a bill for the parts hit by lightning. That goes to the owners' association. Koso Nobe Improvements: Tom Burdette received updated plans. Paul wants to meet with Tom Burdette and Dan Rosenberg about the plans before the next board meeting.
    - Pest Control: Mary Dodge has continued to call Central Sierra Pest Control for an estimate for pest barriers around the perimeter of the building, but has received no return calls. It was recommended that she contact Eco Strike from Coarsegold.
  - e. Water System: At some point in time our water system will go to MD8A. The well is ours, but the system will go to the county.
  - f. Curtain Burners: Central Sierra Pest Control plans to use the curtain burners. They have been moved a few feet. Jason has brought in a bunch of logs already to the site for burning.
  - g. 2019 Operating Budget: Donna Henderson stated that we have not approved an operating budget yet for maintenance costs for keeping the offices running.
  - h. Sewer Plant Update: County has let us do septic tanks temporarily, but will not allow any more building permits until we have a sewer system. We have the site determined and estimates for the leach field. Dan Rosenberg has talked with John Reed about the possibility of taking a loan out against the CDC building, along with funds from the sale of parcels to fund the sewer system. We will address this issue further in the October meeting. We need to get this done for the tribe, for the biomass plant, and in order to promote the sale and development of other parcels. We need to come up with \$55,000 – assuming we can use \$22,000 from the general fund, which is currently at \$37,000+. Total cost approximately \$80,000 for the leach field, plant and connections. **Tom Burdette moved, Matt Henderson seconded, to approve up to \$250.00 for a 1 hour meeting between Dan Rosenberg and Greg Chapel regarding the Mill Site Owners' Association. Motion carried.**

#### B. New Business

- a. Election of one board member to serve on the Executive Committee. **Taylor Olney moved, Fred Biehn seconded, that Hannah Moren be that board member. Motion carried.**

9. Organizational Reports – None

10. Adjournment: The meeting was adjourned at 7:35 p.m. by Tom Burdette

Submitted by Bill Dodge in place of Barbara Colliander, Secretary, who was not in attendance.

**Reminder: The next regular CDC board meeting will be on October 28<sup>th</sup> at 5:30 p.m. at the North Fork CDC Conference Room at the Mill Site.**