

MINUTES OF THE
CHANNEL ISLANDS BEACH COMMUNITY SERVICES DISTRICT
REGULAR BOARD MEETING, February 14, 2023

A. CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE:

President Debley called the meeting to order at 5:00 P.M. In attendance, Vice President Bouchard, Director Brewer, Director Lebow, Director Nast, General Manager, Peter Martinez, Clerk of the Board, Erika Davis, General Counsel, Dennis McNulty, and Office Manager, CJ Dillon.

B. PUBLIC COMMENTS:

None.

C. CONSENT CALENDAR:

Director Brewer made the motion to approve the Consent Calendar. Vice President Bouchard seconded the motion. The motion passed.

ROLL CALL VOTE:

Debley: YES, Bouchard: YES, Brewer: YES, Lebow: YES, Nast: YES 5 - Yes 0 -No

D. ACTION CALENDAR:

1. AUTHORIZATION TO BID NEW DISTRICT ADMINISTRATION AND OPERATIONS FACILITY – CI 401

President Debley reported that the Building Site Redevelopment Ad Hoc Committee met on February 10, 2023. President Debley noted that S.L. Leonard & Associates did a constructability review and Jeff Zook is amending the plans to incorporate the items identified in the constructability review. President Debley said that the Ad Hoc Committee concluded that there should be another Ad Hoc Committee meeting to analyze everything, shore up the Budget numbers and discuss the logistics moving forward such as where the District will continue to conduct business during construction. The Ad Hoc Committee agreed with removing the solar element from the project bid because the District could complete this infrastructure improvement as a separate project and save money. Debley stated that recommendation D2 will be delayed until the next Regular Board meeting after the Ad Hoc Committee meets again. Board discussion ensued. There was no public comment. General Manager Martinez

recommended that the Board approve the Professional Services Agreement with S.L. Leonard & Associates Inc. in the amount not to exceed \$173,000 for construction management services during the construction of the Administration and Operations facility. Sam Leonard, President and CEO of S. L. Leonard & Associates Inc. and General Manager Martinez answered Board questions. Vice President Bouchard moved to approve Staff's recommendation approving a contract with S.L. Leonard and Associates Inc. with the exception of only authorizing the first \$60,000.00 with Staff and S.L. Leonard and Associates Inc. returning to the Board when they feel it appropriate and need further budgetary approval. Director Lebow seconded the motion. The motion passed.

ROLL CALL VOTE:

Bouchard: YES, Debley: YES, Brewer: YES, Lebow: YES, Nast: YES 5 - Yes 0 -No

2. CONSIDERATION AND ADOPTION OF RESOLUTION NO. 23-01 TO PROVIDE WORKERS' COMPENSATION COVERAGE TO DISTRICT VOLUNTEERS

Office Manager Dillon explained that this Resolution was requested by ACWA JPIA. Resolution 23-01 authorizes the District to provide Workers' Compensation benefits to the Volunteers performing services for the District. Board asked questions. There was no public comment. Vice President Bouchard made the motion to move Staff's recommendation to adopt Resolution 23-01 authorizing the District to provide Workers' Compensation benefits to the Volunteers performing services for the District. Director Brewer seconded the motion. The motion passed.

ROLL CALL VOTE:

Bouchard: YES, Debley: YES, Brewer: YES, Lebow: YES, Nast: YES 5 - Yes 0 -No

E. INFORMATION CALENDAR:

1. Report from Board Members for any meeting or conference where compensation for attendance was received.

Vice President Bouchard reported that the Finance Committee met on January 18, 2023. CalPERS representee, Karen Lookingbill attended the Finance Committee meeting and gave an informative overview. The Finance Committee asked that the Staff work with Karen Lookingbill and put together a few different case scenarios to bring back to the Finance Committee for review. The Finance Committee will then bring back the item back to the Board for full consideration.

G. BOARD MEMBER COMMENTS:

Direct Nast requested that staff provide CalPERS portfolio numbers that are invested in fossil fuels.


Director Debley requested the Finance Committee meet and evaluate a strategy for short term investments.

H. GENERAL COUNSEL & GENERAL MANAGER COMMENTS:

General Counsel had no comments.

General Manager Martinez said that although the Administration Facility is now the main focus, the Hollywood Beach waterline improvement project is also underway and is going well. Residents have reported that they are pleased with the contractor managing the job.

The Board Meeting adjourned at 5:54 P.M.



Sean Debley, President