



**SPECIAL MEETING/STUDY SESSION AGENDA
PAJARO DUNES GEOLOGIC HAZARD ABATEMENT DISTRICT
Board Room (note location), Pajaro Dunes, 2661 Beach Road, Watsonville, CA 95076**

Saturday, September 16th, 2017 9:00 a.m.

A. OPEN SESSION CALL TO ORDER – PLEDGE OF ALLEGIANCE

Roll Call

Bob Moore, President **present**
Jim Griffin, Director **present**
John Cullen, Director **present**

David Ferrari, Director **present**
Robert Allen, Director **not present**
Sarah Mansergh, Clerk **present**

B. MEMBER COMMENTS

Matters under the jurisdiction of the Board and not on the posted agenda, may be addressed by members of the public before the Board for consideration. However, California law prohibits the Board from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Board of PDGHAD. Any person wishing to address the Board during the Member Comment period shall be permitted to be heard for up to 3 minutes, A) individuals may speak only once and B) the Board is unable to address any owner comments in depth, but may choose to direct the Clerk to follow-up on the matter for a future meeting.

C. PRESIDENT’S REMARKS

The President will use this opportunity to inform the public of issues affecting the District and other items of a general nature not otherwise provided for on this agenda.

- September 9th, 2017 PDA meeting overview from Bob Moore about receiving a loan from PDA in case of emergency this winter and terms that were suggested.
PDA has approved a letter of credit for \$600,000 through Santa Cruz County Bank Wendy please draft. Bob will follow up with PDA and confirm terms with their directors. PDA is drafting terms and requirements for repayment. Mike to review. Bob-we would maintain the line of credit until we have fully realized the proposed assessment funds
- Meeting Calendar:
November 11th, 2017 **John Cullen possible (may need to phone into), Bob Moore (not vacation),**
December 9th, 2017

Add Rob Allen’s oath of office to the agenda. Appoint officers,

D. NEW BUSINESS

This meeting is called as a special study session to discuss 2 key items with the engineer of record for the PDGHAD-Jeff Dunn with ARUP. The goal is to provide board members with a question and answer session between the GHAD board, PDA staff and the engineer. No action will be taken on these items except to direct staff to prepare documents for future meetings.

ITEM 1– Review and discuss the Emergency Action Plan with PDA staff and Jeff Dunn. This will include questions about what constitutes an emergency; who will be responsible for communications; and how to ensure compliance during an emergency.

- a. Board report
- b. Public comment
- c. Board discussion

Directions to Sarah-Update contacts with Graniterock and ARUP, ensure rocks are available, update page with Sheriff etc. Will make final approvals at future meeting.

ITEM 2– Discussion about special assessment including background information; what to expect from the engineer’s report; how the allocation of costs to homeowners is determined; procedures for completing an assessment election; and steps that need to be taken by the board to initiate the process.

- a. Board report
- b. Public comment
- c. Board discussion

Jeff Dunne estimates that an update the guidance document from 2002-cost of about \$5-10,000. \$500,000 is good enough to have as funds for a largish problem. When emergency plan is in place communicate with Coastal Commission. Also pass along to County Planning Director and State Parks.

Mike Rodriquez-The assessment plan was to collect the \$500,000 emergency fund over several years. The assessment was also to update the costs of administrative operations-the annual CPI has not kept up with previous budget needs. The new assessment budget includes an increase in administrative funds for inspections, website maintenance etc.

John Cullen-who will put together an updated administrative budget? Mike-staff (Wendy, Mike and Sarah).

Mike R.-Emergency fund collection should probably need to just be for Zone 1 funds?

Bob Moore-the seawall includes 11% that they are responsible for but a different section.

John Cullen-how much do Pelicans have to cover longer term emergencies on the seawall. What responsibility does GHAD have for ensuring Pelicans has funds for emergency.

Bob Moore-Jeff, what types of threat is for that section-30ft sheetpile-?

Jeff Dunne-corrosion is biggest issue. This will take several years. Risk would change if river shifts position. Designed for congruent flow.

Wendy-restricted funds of about \$70,000 left for Pelicans that is for maintenance and repair.

Bob Moore-this assessment vote should just concentrate on the seawall.

John Cullen-would we then create a separate discussion that would address long term needs for Pelicans (Zone 2). Probably a different assessment time and time frame. Clarification-would we then not assess Zone 2 for the repairs of the seawall-the 11% they are responsible for? How long until document is ready? Wouldn't homeowners want to see how much for each portion of the costs. Should break down to emergency fund and administrative costs and % as well.

Bob Moore, Mike Rodriguez and Jeff Dunne-no, the assessment would still include those homeowners for the seawall costs. Zone 1 costs.

Bob Moore-new admin costs-are they adjusted so Pelicans only pays a percentage?

Wendy Cumming-yes our current budget reflects that.

Mike Rodriguez-steps for assessment-All 5 board members should be included in the final votes for engineer's report and the budget. Timeline-drafts should be available by November meeting.

Jeff Dunne-needs an updated budget from Wendy-(states she can have budget by end of month) What needs to be included in the tables. When do we want to do the assessment?

Mike Rodriguez-steps to take-all at the same meeting-adopt budget, single resolution-adopt resolution in one document –approve the engineer's report and levy an assessment. Another resolution is the President's report-summary of engineer's report, what the funds are and what they will be used for. Approve the balloting procedures, then approve the ballots and the letter that goes out with the ballots. That then starts a 45days timeline to send out ballots, and allow 45 days to vote.

Need to be at the assessor's office by August (10th/11th) 2018. March 2019 is when the money would finally be levied.

Line of credit-Would we reduce our line of credit as we begin getting funds? Will discuss with the banker but inform the bank that we will most likely be reducing the line of credit over that time frame-after we actually start pulling in funds.

For report: Do you want names? Do you want money break down table to include homeowners names? Consensus-We should remove the homeowners names from the table.

Admin budget-add regular inspections of the wall? How often and who would be doing them. Annually or biannually. Include costs for riverwall and seawall inspections. Riverwall recently was redone so probably not a major need in the next couple of years.

Invite Martin Walker (possibly the new engineer of record) to next meeting.

John Cullen-can we create a calendar/timeline for the dates of each step needed.

Public Comments-Costs of long term repair? Would the funds in emergency offset the long term repair? Probably could reduce the emergency fund cap needs.

Mangement agreement with County-was waiting on Army Corp report? Could we use the economic study to move things along? Assessment documents were withdrawn based on homeowner interactions not from the County. We never really went through the process of seeking approval from the entities. Do not have final list of documents needed from County to move approval forward. Have not had any response from County. This will affect the long term plans not the emergency fund. Also, wasn't there a map that had color coding about risks for each lot. ARUP-made a risk assessment stating that there wasn't a need for total replacement and the map highlighted the areas of risk.

Bob Moore-quotes from the PDA meeting: "PDA will not allow the seawall to fail and supports the GHAD and the current allotment. Wants to work ahead to keep in front of disasters." Who pays for what-homeowners versus GHAD?

Motion to adjourn to next regular meeting by Jim Griffin, seconded by John Cullen. all ayes.

E. DIRECTORS COMMENTS AND CONCERNS

Members of the Board of Directors may address items of concern at this time, and may request that items be placed on future agendas in accordance with the By-laws of the Board.

F. ADJOURNMENT

The next Regular Meeting of the Board of Directors is scheduled for November 11, 2017, at 9:00 a.m. at the offices of the Pajaro Dunes Geologic Hazard Abatement District, Meadow Room, Pajaro Dunes, 2661 Beach Road, Watsonville, CA 95076. Individuals who require special accommodations are requested to contact the District Clerk by calling (831) 761-7744, no less than 72 hours prior to the meeting or in the case of a Special Meeting, as soon as possible after the Agenda is posted. Copies of the agenda will be available 72 hours prior to the meeting and may be obtained by contacting the

District at (831) 761-7744. All meetings are noticed and conducted in accordance with the Ralph M. Brown Act.

Attest:

A handwritten signature in black ink that reads "Sarah Mansergh". The signature is written in a cursive, flowing style.

Sarah Mansergh
Clerk of the Board
Pajaro Dunes Geologic Hazard
Abatement District