



# Phelan Piñon Hills Community Services District

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**PHELAN PIÑON HILLS COMMUNITY SERVICES DISTRICT  
REGULAR BOARD MEETING  
January 16, 2013  
Phelan Community Center  
4128 Warbler Road, Phelan, CA 92371**

## MINUTES

**Board Members Present:** Charlie Johnson, President  
Alex Brandon, Vice President  
Joe Fahlender, Director  
Al Morrissette, Director  
Mark Roberts, Director

**Board Member Absent:** None

**Staff Present:** Don Bartz, General Manager  
Debbie Bishop, Board Secretary  
Steve Lowrance, Parks Supervisor

### BOARD MEETING – 7:00 P.M.

#### Call to Order

President Johnson called the meeting to order at 7:04 p.m. and the Pledge of Allegiance was conducted.

#### Roll Call

All Board Members were present except President Johnson. Director Fahlender and Vice President Brandon were running late.

1. **Approval of Agenda**

Director Roberts moved to approve the agenda. Director Morrissette seconded the motion. All were in favor.

2. **Public Comment**

None

3. **Consent Items**

Director Roberts moved approval of the consent items. Director Morrissette seconded the motion. All were in favor.

4. **Matters Removed from Consent Items**

None

5. **Presentations/Appointments**

a. Solar Presentation from SunPower

Mr. Mike Whatley from SunPower Corporation gave the Board a PowerPoint presentation. Handouts were provided in the meeting packet.

Director Roberts asked the price of the proposed purchase. Mr. Whatley stated it was approximately \$4.3 million. Mr. Bartz thanked Mr. Whatley for working with the District on this project. Mr. Bartz stated he has a quote the CEQA testing.

**6. Continued/New Agenda Items – Action Items****a. Discussion and Possible Action Regarding General the Board’s Stand on the Proposed Route of the New Freeway**

Mr. Bartz stated there is a proposed alignment for the 220 corridor that shows the corridor going right through the main dairy. Mr. Bartz also pointed out there is an alternative route that was proposed because of the Dairy. Mr. Bartz stated there are off ramps scheduled on the property.

Director Morrissette stated the freeway would take out the digester and some of the buildings. He felt if they went around the property, they wouldn’t disturb the property and the on and off ramps would lead right to the property.

Director Fahrlander felt the District should use the water rights for the District and use the land to subsidize the District the best it can.

A discussion took place with District Counsel, Steve Kennedy, regarding how the land is appraised and the process that would have to take place for eminent domain.

President Johnson summarized that the Board Members present all want to maximize the profits from the property.

Director Morrissette stated his purpose for this item was for the Board to let the High Desert Corridor JPA know what the Districts preference was for the freeway. Director Roberts stated the District won’t know what is best until it can determine what money can be generated from the property.

Director Morrissette suggested the Board give Mr. Bartz direction to contact the High Desert Corridor JPA to see where they are in the process. The Board agreed. President Johnson stated he will forward the contact information to Mr. Bartz.

**b. Discussion and Possible Action Regarding the Disposition of the Property**

Mr. Bartz stated there are a number of items on the property that will need to be disposed of. He provided a copy of the Salvage and Surplus Procedures to the Board Members. He noted there is a digester on the property that generated electricity on the site. He stated the District needs to determine the needs to keep the wells in service and at some point look at the condition of the pumps and wells. 4.3 miles of pipes need to be run to join the wells to the District.

Mr. Bartz stated there is some interest in purchasing the milking equipment.

Mr. Bartz stated he is checking into an auction to sell the equipment as well.

Mr. Bartz stated security is being provided on the site at this time, but at some point the District will probably have to take that over.

Director Fahrlander suggested checking the rate to scrap the stainless steel.

Mr. Bartz stated CR&R is also very interested in some of the property and he stated he will talk to them regarding the scrap metal. He stated they are also interested in doing a land lease for a compost center as well as another company.

Mr. Bartz stated there are several houses that the District will need to determine what to do with. A discussion took place regarding insurance.

Mr. Bartz stated he has been in contact with several people regarding land leasing the fields.

Mr. Bartz asked for Direction from the Board regarding the Salvage and Surplus Procedures.

Mr. Bartz stated staff has been out there GPS’ing the site.

A price is being obtained for inventorying the site. The Board agreed to hire someone to inventory the site. Mr. Bartz stated he would like to have the inventory appraisal for the first meeting in February.

Mr. Bartz stated he is working with the I-Bank on George's Field because he would like to lease the land.

Mr. Bartz stated there is a need to have a Committee to work on this. A discussion took place regarding the duties and responsibilities of the Committee. The Board agreed to create an Ad Hoc Committee to assist Mr. Bartz with the disposal of the property.

The Surplus Inventory Committee is comprised of Director Brandon and Director Morrissette as defined in 2c of the Surplus Property and Salvage Procedures.

c. **Discussion and Possible Action Regarding Proposed Committee Assignments**

President Johnson briefed the Board on his summary proposal. Director Morrissette stated he would prefer to stay with Director Fahrlender on the Government Affairs Committee. The Board agreed to the proposed Committee assignments with the exception of the Government Affairs Committee which will remain with Directors Morrissette and Fahrlender.

7. **Review of Action Items**

None

8. **Committee Reports**

- a. **Engineering Committee (Standing)** – Director Roberts stated the Committee made a decision on the Radio's and they will be on the next Board Agenda.
- b. **Parks, Recreation & Street Lighting Committee (Standing)** – Director Morrissette stated the new Chairman is Director Brandon. Director Brandon stated the biggest discussion continues to be the Piñon Hills Park expansion. He stated there has been some movement on that.
- c. **Finance Committee (Standing)** – President Johnson stated there will be a recommendation coming to the Board for Strategic Planning
- d. **Adjudication Committee (Ad Hoc)** – Director Roberts stated there was a closed session at the last Board Meeting. Director Fahrlender stated counsel will also be in the courtroom as well.
- e. **Government Affairs Committee** – Director Morrissette stated there will be a meeting on the 23<sup>rd</sup>.
- f. **Alternative Energy Committee** – Director Morrissette stated the presentation gave a good overview of what they have been doing.
- g. **Building Committee** - remove
- h. **Waste Management Committee** – Vice President Brandon stated they meet tomorrow.

9. **General Manager's Report**

Mr. Bartz had nothing further to report. Director Roberts asked what the production of 9b was. Mr. Araiza stated it was 350 gpm.

10. **Reports**

- a. **Director's Report**  
**Morrissette** – Director Morrissette had nothing further to report.  
**Roberts** – Director Roberts had nothing further to report.  
**Brandon** – Vice President Brandon had nothing further to report.  
**Fahrlender** – Director Fahrlender had nothing further to report.
- b. **President's Report** – President Johnson stated they have had good workshops on the Rate Design. The next workshop is February 9, 2013 at 1:00 p.m. at the Phelan Community Center.

11. **Correspondence/Information**

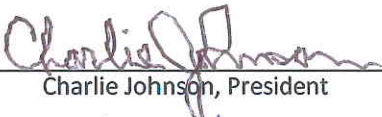



President Johnson stated Mr. Niese handed him a letter last night which was distributed to all Board members. President Johnson asked the Board if Mr. Bartz should be directed to respond. The Board agreed not to respond at this time.

**Set Agenda for Next Meeting** – The next Board Workshop is February 9, 2013. The next Board Meeting is January 16, 2013.

- Strategic Planning
- Recommendation Regarding Radios
- Disposal of Property

**Adjourn**

With no further business, the Board Meeting was adjourned at 9:05 p.m.

 _____ Charlie Johnson, President	 _____ Date
 _____ Debbie Bishop, Board Secretary	 _____ Date