

**Cortina Community Services District**  
P.O. Box 43  
Arbuckle, CA 95912

**DIRECTORS**  
Rod Bradford, Chair  
Dolores Gomez, Vice-Chair  
Kimberly Valles, Director  
Victor Zarate, Director  
Lacey Gimple, Director

## Regular Meeting of the Board of Directors

July 1, 2024 at 6:00 pm

### Minutes

- 1. CALL TO ORDER AND ESTABLISH QUORUM** – Board President Rod Bradford called the meeting to order at 6:03 pm. Roll Call – Present were board members Rod Bradford, Dolores Gomez, Lacey Gimple, Kimberly Valles and Victor Zarate.. Absent: None. Also present, General manager, Karl Drexel of KD Management Services, LLC.
- 2. PLEDGE ALLEGIANCE** – Rod Bradford led the Pledge of Allegiance
- 3. PUBLIC COMMENT** – Rod Bradford reported that he was on the Reddington Ranch walkway and a Sherriff’s officer drove down and they got into a conversation. It appeared the Sherriff’s Deputy was just cruising and checking things out to make sure things are all OK. He suggested putting Bollards up to keep cars out and to install cameras. Rod also asked about big rigs parking on residential streets. The Deputy hemmed and hawed and said the drivers of big rigs feel they are able to park there because they pay an extra tax. The GM said he would call the Sherriff’s Office and the Highway Patrol. He also said he would put the issue of bollards and cameras on the agenda for the next meeting.

#### 4. CONSENT CALENDAR

The consent Calendar was presented for the approval of the Minutes of the Special Meeting April 23, 2024, Ratification of April Disbursements, Approve Payables for May 2024, Review YTD Financials.

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| Motion made by: | Kimberley Valles to Approve the Consent Calendar                             | Motion seconded by: | Victor Zarate |
| Ayes:           | Rod Bradford, Dolores Gomez, Kimberly Valles, Victor Zarate and Lacey Gimple | Noes:               | None          |
| Abstained:      | None   | Absent              | None          |

#### 5. ADJOURN BOARD MEETING AND OPEN PUBLIC HEARING: 6:11 PM

- a,b) Discuss the Divestiture of Police and Fire Services from the Cortina CSD Services. Review and consider all public comments on Resolution 24-25-01** The General Manager reviewed the correspondence from Greg Plucker, the Colusa County Director of Community Development, and our counsel who has been working on the Divestiture of Police and Fire Infrastructure funding. He noted the bottom line is that with the County Community Development Department saying the Mellos Roos District was, in fact, not built out because the undeveloped Hillgate Development is still part of the District, the District needs to take a different approach to the subject of divestiture of the infrastructure

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financing. The first step recommended by our attorneys is to have the Hillgate Development abandoned by the District. He said the District right now is required to provide sewer and water service to that new development if it were to be built by either building a sewer plant, a septic system and a water plant, and run them, unless APUD is able to expand into the area. A question arose that if the District abandoned it now and someone came along to develop it could they come back into the District. The GM said that LAFCo would have to decide if that is the best way to provide services AND the Cortina CSD Board of Directors at that time would have to agree.

Another issue with the Hillgate Development is when the District was formed and the Police and Fire Infrastructure Facilities District was formed, the costs were determined by the projected build out of all four Districts. So the cost of providing service for an additional 134 houses and a population of an additional 400-500 people was used when determining the assessment for ALL residents. Without Hillgate, the costs would go down and the assessments would go down, and we would have a better argument for disbanding the CFD because the District would be built out.

The other suggestion from the attorney is to lower the rate of the assessment the other three developments have been paying. We have to go back to the beginning and determine the costs for providing police and fire services for the actual true population and what the assessments should have been and what they actually were year by year from 2006. Our attorney also said that in order to lower the assessment it has to go to the voters of the County, and not just the District. I have my doubts about that, but we will have to get clarification before we do that.

**c) Review and Adopt Resolution 24-25-01 applying to LAFCO to Divest the Police and Fire Services Infrastructure Financing from the Community Services District.**

Discussion was held regarding tabling the vote on Resolution 24-25-01 regarding divestiture of Police and Fire Infrastructure Financing.

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| Motion made by: | Lacey Gimple to table the vote on divestiture of police and fire funding | Motion seconded by: | Victor Zarate |
| Ayes:           | Rod Bradford, Victor Zarate and Lacey Gimple                             | Noes:               | None          |
| Abstained:      | Dolores Gomez, Kimberly Valles   | Absent              | None          |

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**Ayes: R. Bradford, V. Zarate, L. Gimple**

**Noes: None**

**Abstain: D. Gomez, K. Valles**

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**6. CLOSE PUBLIC HEARING AND RE-OPEN BOARD MEETING: 6:50 PM**

**7. DISCUSSION / REPORTS: ACTION ITEMS**

**a) Discuss District formally abandoning the Hillgate Development from District**

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| Motion made by: | Lacey Gimple to move forward with abandoning the Hillgate Development       | Motion seconded by: | Dolores Gomez |
| Ayes:           | Rod Bradford, Dolores Gomez, Kimberly Valles Victor Zarate and Lacey Gimple | Noes:               | None          |
| Abstained:      | None  | Absent              | None          |

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**b) Discuss District requesting a Vote to Lower Assessment**

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| Motion made by: | Lacey Gimple to move forward with requesting a vote to lower assessment     | Motion seconded by: | Dolores Gomez |
| Ayes:           | Rod Bradford, Dolores Gomez, Kimberly Valles Victor Zarate and Lacey Gimple | Noes:               | None          |
| Abstained:      | None  | Absent              | None          |

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**c) Discuss Landscaping Maintenance contract with Botanica** The General Manger noted that Botanica has opted to cancel the contract with Cortina CSD for landscape Maintenance effective July 8. The General manger has submitted Requests for Proposal to seven (7) landscaping companies in the area and will have responses by July 10<sup>th</sup> to review. He noted that he has two invoices from them for the month of June and the Board unanimously agreed to hold them until all of the work is done and their brush has been removed. Rod reported that he has found a local individual who wants to work on sprinkler irrigation. He and Karl will talk to him and see if we can use him. The Board agreed it was an emergency situation and authorized Rod and Karl to make the decision.

**d) Discuss the Reddington Ranch walking path repavement project.** The General Manager reported that California Engineering Company has reached the completion of where we asked him to on the walking path repair.

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| Motion made by: | Lacey Gimple to move forward with the walking path project                  | Motion seconded by: | Victor Zarate |
| Ayes:           | Rod Bradford, Dolores Gomez, Kimberly Valles Victor Zarate and Lacey Gimple | Noes:               | None          |
| Abstained:      | None  | Absent              | None          |

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- 8. ADJOURNMENT:** Adjourn at 7:18 pm – Next meeting will be a Regular Meeting to be held on July 22, 2024, at 6 pm at the Arbuckle Golf Club.

Attest

Approved

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Rod Bradford, Chair

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Karl Drexel, Secretary