

**HILTON CREEK COMMUNITY SERVICES DISTRICT  
SPECIAL BOARD MEETING  
FEBRUARY 21, 2023  
5:00 P.M.  
CROWLEY LAKE COMMUNITY CENTER  
58 PEARSON ROAD, CROWLEY LAKE, CALIFORNIA  
Minutes**

1. **Steve Shipley called the meeting to order at 5:03 p.m.**

**A. ROLL CALL**

**Members Present:** Cindy Adamson, Windsor Czeschin, and Devin Preston and Steve Shipley  
**Members Absent:** Isabel Connolly  
**Staff Present:** Lorinda Beatty, Billy Czeschin and Keith Hafner  
**Guests:** Dave Richman, Anthony Elowsky, Ryan Hickey

2. **ADDITIONS TO AGENDA – None**

3. **PUBLIC COMMENT- None**

4. **PRESENTATIONS**

**A. Cell Tower Proposal**

Mr. Ryan Hickey, of Assurance Development, is contracted by T-Mobil who has been working with Mono County to erect a new tower in the area. Mr. Hickey believes that the sewer plant may be a location appealing to his company and asked the Board if they are interested in partnering with T-Mobil to erect a tower. Mr. Hickey stated that T-Mobil would prefer 100' to 125' center line.

Mr. Shipley stated that the maximum height allowable in Mono County is 60'; however, an extension was allowed on the tower to the east of the sewer plant. Mr. Shipley suggested that Mr. Hickey check with Mono County to research the height requirements. Mr. Shipley asked about the space needed for this project. Mr. Hickey stated that they would like a 40' x 40' compound.

Mr. Shipley also stated that the board would need to have a conversation with the staff regarding space and property boundaries. Additionally, Mr. Shipley stated that another hurdle would be BLM. In the past the District wanted to place solar panels on the property, and it was not allowed by BLM.

Mr. Shipley stated that if Mr. Hickey's research with Mono County and BLM would allow the project, then the Board would then decide if they would entertain the proposal.

Mr. Czeschin suggested that Mr. Hickey look at the location as the property is well below the existing tower to the east, which is approximately 70' higher than the District Property. Placing an 80' tower on the property will likely not provide the coverage adequate for his company's goal. Mr. Czeschin also suggested that before his company or the District spend a lot of time and money on the project to research the property topographically.

Mr. Hickey stated they are looking at the northeast corner of the property which might eliminate going on top of the ridge. Mr. Hickey asked the Board, assuming Mono County and BLM would allow the tower, would the District be interested? Mr. Hickey stated that he does not want to spend the time and resources on this location if the District decides they are not interested and so he decided to come to the District first.

A member of the public commented asked if the public had been considered with this project and even at that point, a fake tree does not mitigate the impact of the installation? Mr. Hickey responded that his client wants to go as big as they are legally allowed, while utilizing camouflage and making it as aesthetically pleasing as possible; unfortunately, they are limited financially to some of the designs that could be built.

Mr. Shipley stated that there have been issues in the past as this area is part of the scenic corridor and this sight had been looked at before. However, it was too low and even the higher existing tower does not provide sufficient coverage. Mono County needs to provide the ordinance regarding this information and suggested that he contact Wendy Sugimura first to get accurate information.

Further discussion included questions about the actual leased area. If it is in the fenced area, then there is not enough room on the plant. If it is out of the fenced area, then possibly. There were also concerns about public outcry. It was the consensus of the Board that they will wait for responses from Mono County and BLM before they come to a decision.

## **B. RDN – Rate Study**

Mr. Anthony Elowsky provided the draft presentation of the rate study for approval of the proposed rates and to begin the proposition 218 process.

Mr. Elowsky suggested that the Board hold an outreach meeting for constituents to attend and ask questions prior to the hearing and the Board agreed this would be good to plan a meeting and be as accessible as possible to the District's customers.

**Motion:** To accept the Rate Study as presented and move forward with the Proposition 218 process.

**Moved** by Ms. Czeschin, Second by Ms. Adamson

Ms. Adamson	Ms. Connolly	Ms. Czeschin	Mr. Preston	Mr. Shipley
Aye	Absent	Aye	Aye	Aye

**5. CONSENT AGENDA**

**A. Financial Reports**

1. Consideration & Approval of Disbursements List

**B. Review Acceptance of Monthly Financial Reports**

1. Account Balances – All Funds
2. Budget Report: YTD Actual to Budget Report January 2023
3. Southern California Edison Report
4. Equipment Use Hours

**C. Approval of Minutes**

1. Minutes of the Regular Board meeting of January 10, 2023

**Motion:** To accept the Consent Agenda as presented.

**Moved** by Ms. Czeschin, Second by Ms. Adamson

Ms. Adamson	Ms. Connolly	Ms. Czeschin	Mr. Preston	Mr. Shipley
Aye	Absent	Aye	Aye	Aye

**6. SEWER FACILITIES UPDATE - GENERAL MANAGER UPDATE**

**A. General Manager Report on Status of Facilities and Operational**

Mr. Keith Hafner and Mr. Billy Czeschin reported that all the samples collected during the last month passed requirements. The plant is running fairly well with some typical wintertime problems. The water pipes at the plant office have frozen. Mr. Hafner stated that there is a training practice exam course in Elk Grove On March 13-15<sup>th</sup> that Mr. Czeschin should attend if the weather will allow. Mr. Czeschin reported that Ziploc provided a free advertisement page and presented it to the Board.

Mr. Czeschin also advised the Board that he was approached to do some limited work for the Mountain if the Board would allow. The Board agreed that Mr. Czeschin could pursue this endeavor as long as it did not interfere with District responsibilities and that he was getting enough rest time. Mr. Czeschin also stated that internet access needs to be installed at the plant.

**7. NEW BUSINESS - There was no new business**

**8. OLD BUSINESS**

**A. Policy – Employee Personal Storage at Sewer Plant**

This item has been tabled for discussion after the snow has thawed.

**B. Payment Assistance Program Update**

Ms. Beatty advised that the application for LIHWAP has been approved and the program is also moving forward with not only assistance for payments in arrears but also for current and ongoing payments. This should be helpful for the low-income families in the District.

**9. NEW ITEMS/ADDITIONS FOR FUTURE AGENDAS - None**

Mr. Shipley stated that he is concerned about the runoff when the snow begins to thaw, given that it has been a very heavy winter. Mr. Shipley would like the District to be proactive with customers on Juniper Drive and possibly send out a letter.

The Board would like to discuss automation for the plant to assist staff and the Board would also like to discuss internet for the plant.

**10. BOARD MEMBER COMMENTS/REPORTS - None**

**11. ANNOUNCEMENTS**

A. Regular Board Meeting March 14, 2023, at 5:00 p.m.

**12. ADJOURNMENT**

**Motion:** To Adjourn the February 21, 2023 Special Board Meeting at 7:38 p.m.

**Moved** by Ms. Adamson, Second by Mr. Preston

Ms. Adamson	Ms. Connolly	Ms. Czeschin	Mr. Preston	Mr. Shipley
Aye	Absent	Aye	Aye	Aye