



Regular Meeting of the Board of Directors

Minutes

Regular Meeting

September 19, 2025 10:00 AM

150 Pacific Street, Portola, CA 96122

<https://www.gmcscd.org/>

1. Call to Order

The meeting was called to order at 10:01 am by President Kim Seney.

A. Roll Call

Present: President Kim Seney, Director Rene St. Pierre, Director Kathy Kogge, Vice President Jon Gresley, Director Patricia Ryan

2. Public Comments

Eleven members of the public were present. No member of the public addressed the Board of Directors.

3. Correspondence to the Board

There was no correspondence to the Board of Directors, as reported by Board Clerk, Annie Tansey-Yoakum.

4. Consent Agenda

A. Consider motion to approve meeting minutes from Regular Meeting 7/18/2025 and Special Meeting 8/8/2025

One item of the consent agenda was removed by Director Ryan, the meeting minutes from 8/8/25 Special Meeting. After the remaining consent agenda was approved by a standard vote in favor, the removed item was considered. There were typos that needed to be corrected. Director Ryan motioned to approve the 8/8/2025 Special Meeting minutes with the typos being corrected. President Seney seconded, and a standard vote was unanimous in favor.

President Kim Seney motioned to approve. Director Kathy Kogge seconded the motion.

The motion passed with the following vote:

5 In Favor 0 Opposed
0 Abstained 0 Absent 0 Recused

5. Proposed Regular Meeting Schedule through 2026.



After deliberation among the Directors, a motion was made to approve Calendar option A. Vice President

Gresley motioned to approve/adopt Calendar schedule A for 2025-2026 Regular Meetings. The motion passed with four Ayes and one Nay.

Vice President Jon Gresley motioned to approve. Director Rene St. Pierre seconded the motion.

The roll call vote:

Aye **President Kim Seney** Aye **Director Rene St. Pierre** Aye **Director Kathy Kogge**
Aye **Vice President Jon Gresley** Nay **Director Patricia Ryan**

6. **Five-year Engineering Plan**



The Board and public were presented with Owen Wurgler from Shaw Engineering, the engineering firm that has been with the District since its first development. This is the first reading of the District's Five-Year Engineering Plan as prepared by Owen. Owen utilized data from the past five years of water usage and leach field readings to present several potential outcomes for different rates of growth.

To support growth and support the existing utilization of infrastructure and resources, Owen identified key Capital improvements for Water, Sewer, and Fire.

No action was taken on this report as it was the first reading of the report and needs a few data adjustments. The Board and public were both engaged in the presentation, asking questions and providing feedback. The Board thanked Owen for his time and presentation. President Seney requested that Director Ryan and GM Allingham work with Shaw Engineering to update the draft and present again at the next regular board meeting.

Prior to moving onto the next agenda item, President Seney called for a short recess at 11:30 a.m. and the meeting reconvened and was called to order at 11:42 a.m.

7. **Capacity Fee Study**

Next to present to the Board and Public was Catherine Hansford or Hansford Economic Consulting. Catherine is under contract with the District to perform a Capacity Fee Study (Connection fees) to advise if and how much connection fees should increase for new construction. After hearing the data and results of Shaw Engineering's Five Year Plan, Catherine has determined that her report will need to be redrafted to take this information into her calculations.

Catherine will return to present the second draft of the study at a later Regular Board Meeting.

8. **Strategic Funding Plan**

Next, Catherine Hansford presented a proposal for a Strategic Funding Plan to meet the goal of the Capital Improvements required over the next five years. The proposal provided examples of State and Federal funding sources, but we are not bound to pursue those specifically. Federal and State funds are continuously changing, with some expiring and new options being offered. Thus the proposal will have to be very fluid in applying for things as they come up. There will be a great amount of cooperation required between the CSD administrative office, Shaw Engineering, and Hansford Economic Consulting in order to apply for and secure the funds timely.

Vice President Jon Gresley motioned to approve. Director Patricia Ryan seconded the motion.

The roll call vote:

Aye **President Kim Seney** Aye **Director Rene St. Pierre** Aye **Director Kathy Kogge**
Aye **Vice President Jon Gresley** Aye **Director Patricia Ryan**

9. General Manager's Report

President Kim Seney first motioned to amend this agenda item, citing [Code Section 54954.2\(a\)](#) for an emergency affecting public safety, and Skyler identified that Well #17 was completely down as of Thursday afternoon, after the field technician observed the well meter moving counter clockwise (losing water) and a leak was found. Skyler estimated \$10,000 to fix the problem. Kim motioned to amend the agenda, Director Rene St. Pierre seconded and a standard vote passed with 5 Ayes and 0 Nays. Director Rene St. Pierre motioned to approve the \$10,000 for well #17 rehabilitation, Vice President Jon Gresley seconded and the motion passed with unanimous approval according to the standard vote.

GM Skyler continued to report on well #8 turbidity testing result is pending. The booster stations are all in working order. All government mandated reporting is up to date. The cart barn at Nakoma has been connected to Nakoma's primary water meter. The Wind Song leach field tree removal project has been completed, and solar valve-control system project is also complete. Fire Services report include T3 water pump has failed testing but this is not as bad as it sounds, as the pump functions and is being investigated for possible rebuild or failing parts. Further testing to be reported. The Forest Management plan is moving forward with roadside clearing. The Forest Management committee comprised of Gold Mountain CSD and the Nakoma Community Association have been meeting regularly.

Director Rene St. Pierre motioned to approve. Vice President Jon Gresley seconded the motion.

The motion passed with the following vote:

5 **In Favor** 0 **Opposed**
 Abstained **Absent** **Recused**

10. Standing Committee Reports

Standing Committees reported out:

Executive Committee: President Kim Seney and Vice President Jon Gresley state there is no current report.

Finance Committee: Director Rene St. Pierre reported on the most recent Finance Committee meeting and Vice President Jon Gresley added that the committee needs to be more clearly defined as to what its purpose is and that there needs to be deeper review of the details of the District finances to improve any areas that may require improvement. The Finance committee extends an invite to members of the public with backgrounds in finances or accounting to join the next Finance Committee Meeting.

Fire Protection Committee: Director Rene St. Pierre has nothing to report at this time.

Firewise Committee: Director Kathy Kogge reported on the Annual Firewise meeting. She is going to present Nakoma Community Firewise to the Plumas County Firewise Council meeting regarding the community demographics, hazard mitigation. She also mentioned inviting an unbiased third party to the community to do some property inspections or area inspections in regards to fire mitigation.

Policy Committee: President Seney and Vice President Gresley stated there is nothing new to report.

It was noted that a review of all the District's standing committee charters be reviewed on the next regular meeting agenda.

11. Policy Review: Policy #5100 "Water Service Policy"

This was a first reading of revisions to the Policy #5100. Directors noted several inconsistencies in the draft of revisions. Public comment provided additional considerations. The Board advised the policy shall continue to be reviewed and for the time being, the draft of the Policy reviewed and approved on 09.24.2024 remains in effect.

12. **Policy Review - New Policy #5101 "Irrigation Metering"**

This was the first reading of a brand new policy, #5101, regarding the use of District supplied potable water for irrigation purposes. Director Ryan noted that the term "irrigation" is not even defined and needs to be. Other items to consider were brought up by both Directors and the public, including:

- * The policy does not address commercial customers.
- * The policy does not address details regarding retrofitting existing homes or homes that would like to add irrigation meters.
- * The policy does not address property transfers as a result of sales and title changes.
- * The policy does not define timelines for policy compliance in the situations of current customers, property transfers, etc.

There was discussion from the public regarding tiered usage rates, however this would require rate studies, and compliance with CA Prop 218, not simply a policy change. The Board noted that they will consider this suggestion in the future. No action was taken to approve this policy. The Board advised it be sent back to GM Allingham to be further revised and considered for board review and approval at a later date.

13. **Review Greywater Initiative Pilot Program**

President Seney requested a status update on the Greywater Initiative Pilot Program. GM Allingham reported that no homes have applied or expressed interest in the program since its inception in March 2025. Discussion over why ensued. It was noted by GM Allingham that when utilizing reclaimed water, public health and safety are a primary driver, thus if community members are interested in the program, they have to work with a standardized system decided upon by the District. The District would take on responsibility of the lifetime maintenance and repair of the system.

Director Ryan suggested a free consultation by the GM for any interested homeowners. The Board recommendation was to put more efforts into education and advertising of the program and extend the deadline to a number of homes rather than be timebound.

14. **Closed Session**

A. Closed Session pursuant to Government Code Section 54957 – Public Employee Performance Evaluation

General Manager - Board to provide performance feedback

Closed session started at 1:38 p.m. and adjourned at 1:50 p.m.

15. **President Seney will report relevant information from closed session.**

President Seney reported that no action was taken during closed session.

16. **Adjournment**

The regular meeting adjourned at 1:54 p.m.

Posted 1:52 pm on November 24, 2025

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