

# Tamalpais Community Services District

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**Minutes of the Work Session of TCSD Board of Directors**  
**Held at 305 Bell Lane, Mill Valley**  
**August 21, 2012**  
**8:45 a.m.**

**I. CALL TO ORDER**

The Session of the Tamalpais Community Services District Board of Directors Work Session was called to order by President Bartschat at 8:50 a.m. on Wednesday, August 21, 2012.

- 3. ROLL CALL:** Directors: President, Steffen Bartschat; Jim Jacobs, Linda Johnson, and Vice President Jeff Brown

Absent: Gretchen Stagg

As 4 of 5 Board members were present at Roll Call, a quorum was constituted.

**Staff Present:** General Manager Jon Elam; Finance Manager Jerry Taylor, Sewer Facilities Manager, Bob Bunce; Director of Park & Recreation, Carol Buchholz, and Recording Secretary Cyndie Martel

**Others:** John Bakker, District's Legal Counsel, Mr. & Mrs. Niesen - Tam Valley Property Owners

**4. APPROVE AGENDA**

**MOTION TO APPROVE THE AGENDA**

**M/S/C: Bartschat/Johnson                      AYES: 4                      NAYS: 0                      ABSENT: 1**

**5. PUBLIC EXPRESSION.**

President Bartschat invited public expression on non-agenda items, in response to which there was the following: None

**4. GENERAL BUSINESS**

Since The Niesen's had not arrived by the time the Board had reached this section of the agenda, it was requested to continue with Item B and move Item A to after they had arrived.

**B. Meeting with John Bakker to review Prop 218 study strategy - Jon Elam**

Dates for the Sewer Rate Public Hearing were presented to the Board to decide on availability.

**MOTION TO RESCHEDULE HEARING FOR NOVEMBER 14, 2012 FROM OCTOBER 18, 2012**

**M/S/C - JOHNSON/BARTSCHAT                      AYES: 4                      NAYS: 0                      ABSENT: 1**

GM Elam and President Bartschat wanted to further discuss the Reed Group Sewer Rate Study with Legal Counsel John Bakker. Mr. Bakker stated that following the Special Board Meeting, many of the apartment owners approached the study's author Robert Reed and Mr. Bakker regarding their continued request for a

flat capacity charge. Legal Counsel has reviewed the study and advises that the Board should proceed with the current version. Mr. Bakker also stated that should significant questions arise during the Public Hearing in November, that the meeting can be closed, the questions addressed, and an additional meeting scheduled to answer them. President Bartschat requested that Mr. Bakker review the draft letter to be sent to residents regarding the potential changes to their bill, specifically paragraph two. The Board thanked Mr. Bakker for attending and requested the redrafted letter be sent as soon as possible.

**A. Meeting with owner of 446 Tennessee Valley Road to discuss Purchase of Property at 446 Tennessee Valley Road - Jon Elam**

GM Elam was contacted by Mr. & Mrs. Niesen, the current owners of a property at 446 Tennessee Valley Road, who wanted to inquire if the District would be interested in purchasing the parcel. Mr. Niesen stated that the property had belonged to his in-laws who resided there for nearly 50 years. It contains a house and an illegal conversion of a barn into a residence. He and his wife are looking to sell the property to at least cover the \$500,000 owed on the mortgage and wanted to approach the District to see if it would be interested. After much discussion, the Board thanked them for their inquiry, but stated they do not have the funds for such a purchase and recommended contacting the County of Marin to see if they would be interested in adding it to existing open space. The Board thanked Mr. & Mrs. Niesen for their time.

**5. ADJOURNMENT**

**M/S/C J.Brown/L. Johnson AYES: 4 NAYS: 0 ABSENT: 1**

Meeting was adjourned at 9:50 a.m.

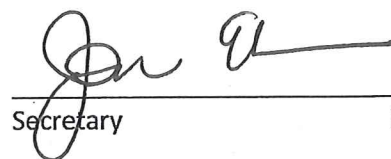
Next Scheduled Board Meeting:

Date: September 12, 2012 Time 7:00pm

Location: Tam Valley Community Center - 203 Marin Avenue, Mill Valley

  
\_\_\_\_\_  
President

9/12/12  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date