



roads and land use. Ms. Moreno stated that communities who wish to be included in this process need to have their plans ready by the end of summer, 2008.

In addition she talked about the County lifting the present moratorium on new developments, with four new directions in the permitting process.

1. Pushing toward communities being developed near current water and sewer services.
2. Protecting of habitat
3. All roads being to county standards
4. New community housing should include an affordable housing portion.

There were numerous questions from the public. No action was taken

#### **4. FIRE APPARATUS AT WALLACE**

Foothill Fire Prevention District Chief Mike Siligo spoke about providing the best protection to the Wallace Community by providing the shortest response time. We can accomplish this by establishing a location for a fire fighting apparatus here in the Wallace Community. After looking at and discussing several locations Mike stated the best location would be near the back gate on Wallace Lake Drive North. This location has a safe entry point to Comanche Parkway, providing good access to both Hwy 12 and Comanche Parkway to the South. In addition there is existing water and power service in the street.

Chief Siligo pointed out that 60% of calls are medical related, 40% fire related. The apparatus, if stationed at Wallace, will have both capabilities. Larry Howen pointed out that there had been previous discussions on locating a community center in the area, and that the Board might look at this as a multi-purpose area.

No action was taken

**At 8:15 Director Rick Guantone had to leave the meeting.**

#### **5. PUBLIC COMMENT**

After a short break the Board meeting continued. Several topics were brought up by public members including; Campora LPG pricing, road deterioration, lot entitlements, the role for our General Manager without new construction, well #3 pumping with now 53 local wells having problems (vicinity of the Ridge at Trinitas golf course), requests for agendas for next year and an anonymous person with equipment cleaned out several drains.

#### **6. WIRELESS INTERNET SERVICE**

Communication Advantage, LLC has proposed to install a wireless access point on our water tower under a 5 year lease, purpose to provide high speed internet service to homes in the Wallace area. Communication Advantage's Eric Shippman was unable to attend the board meeting for personal reasons. Larry Howen had concerns that using the Water Tower as an internet antenna might have Home Land Security ramifications. With minor changes in the proposed contract the board approved having General Manager Edwards and President Cantoni proceed with negotiations with Communications Advantage, LLC by passing Resolution 2007-16, attached as Exhibit A.

*Motion:* Fusselman

*Second:* Pugh

*Passed:* 3-0-0-2

## **7. GENERAL MANAGER'S REPORT**

Manager Edwards provided a written report with the Board material. In the report he stated his goal of following the guidelines of the Board and ensuring that the District is in compliance with all applicable regulations for water treatment and wastewater treatment.

Mr. Edwards then provided a detailed description of his daily activities. He estimated that the daily routine requires 20 to 30 hours per week. That leaves 10 to 20 hours per week to work on projects, such as testing of well #3. He commented that the projects are typically taking more time to complete than originally estimated because he had assumed that the daily routine would not require as much time. The General Managers verbal report was abbreviated due to the lateness of the meeting. No action taken.

## **8. PRESIDENT'S REPORT**

Mr. Cantoni gave the President's report, beginning with financial results for the month of November. In summary, the pro forma financials show a total budgeted income for the month of \$3,972 and a cumulative to date Total Budgeted Income of \$13,524. He provided more explanation of the pro forma statements, and described a new approach to showing which income and expense items are spread throughout the year instead of being booked when they occur. He explained that this gives the Board a better idea of the true financial condition of the District, and provides better warning if problems are occurring. (Total Budgeted Income does not mean that the District is trying to make money. Funds in excess of expenses at the end of the year, if available, will go into emergency reserves, which are badly needed). The pro forma financials include utilization of a full time General Manager and a part time bookkeeper, and the total budgeted income is being achieved with these wage expenses in place.

Working cash at the end of the month was \$114,937 vs. cash one year ago of \$105,376.

Mr. Cantoni announced that the berm removal project had been completed, on time and within budget. He reported that the audit for FY 2007 continues, with no significant problems encountered to date. He also reported that project cost accounting will be completed once the financial material is returned from the auditor. Meanwhile, Quickbooks accounting proceeds as normal.

Mr. Cantoni reported on the November LAFCO meeting, attended by Edwards and Cantoni. He summarized a committee report that looked at using existing mining ditches as a means to convey water in certain areas of the county. He also offered the opinion that, while everyone seems to want WCSD to obtain surface water, the CCWD efforts are focused on longer term county-wide solutions. Thus, if WCSD is to get surface water, we will need to expend efforts on our part. Mr. Cantoni also reported that LAFCO is looking to conduct director training on the second Thursday in March, 2008.

Director Cantoni reported on his meeting with Stephanie Moreno of the Community Development Agency. Discussion topics included peer review of the aquifer evaluation (due December 10 from Quad Knoph), her support of District efforts with regards to Crestview Estates, surface water for the Trinitas golf course, and EIR requirements for future developments in the Wallace area.

Finally, Director Cantoni discussed the TMF (Technical, Managerial and Financial) requirements for WCSD, and pointed out that experience with well #3 testing is showing that the as-built drawings for the district are not completely accurate. He suggested that the Board should recognize the work that has been on-going and will need to occur in the future to correct the problem. He then recommended that the Board establish Task 2007-08, As-Built Drawings and Manuals for Water and Sewer Systems.

The Board then approved Task 2007-08.

Task: 2007-08

Title: As-built Drawings and Manuals for Water and Sewer

Start Date: December 13, 2007

Estimate Completion: September 1, 2008

Funding Estimate:

FY 2008

Internal Labor: \$5,000

Outside Charges: \$1,500

FY 2009

Internal Labor: \$3,500

Outside Charges: \$1,500

Task Total: \$11,500

Motion: Cantoni

Second:

Pugh

Passed: 3-0-0-2

**9. COMMITTEE REPORTS**

**a. Finance**

None

**b. Open Space**

None

**c. Gates & Roads**

Director Pugh stated he had tested the phone system for the gate in several different modalities and it functioned correctly every time.

**10. CIP REVISION**

Discussion of revising the Capital Improvements Plan for the District in light of the current housing slow-down.

There was a motion to continue this item until there could be full board discussion.

Motion: Pugh

Second:

Fusselman

Passed: 3-0-0-2

**11. TRES LAGOS**

There was discussion on the remaining issues regarding the Tres Lagos Will Serve Agreement, Easement over Open Space for access to the Campora lot, required wastewater pumping station, and other issues. The Board concluded that all of these items will be handled as part of the Plan Check process for Tres Lagos - therefore no action was taken.

**12. CRESTVIEW ESTATES**

Mr. Cantoni reported on a meeting with the Crestview Estates developers. Cantoni, Pugh and Edwards met with Mr. Jim Craig and his partner on December 4, 2007 to discuss water and wastewater treatment services for Crestview. The developers were advised to submit a written request for service as a means of starting the process to develop a Will Serve Agreement. Sierra Engineering in San Andreas is their Engineering firm.

No action was taken

**13. DISTRICT POLICIES**

The following District Policies were presented for discussion and possible adoption and/or changes to conform to annual review dates being synchronized with the fiscal year.

Policy #	Description	New	Modify
2150	Compensation	X	
2152	Salary Ranges	X	
2170	Performance Evaluation		X

After discussion, the value of establishing salary ranges was questioned, and Mr. Cantoni was asked to re-write necessary policies to accomplish synchronization to the Fiscal Year without establishing salary ranges.

**It was decided to continue further items to a future meeting and the meeting was adjourned at 10:28 PM.**

*Motion:* Pugh

*Second:* Fusselman

*Passed:* 3-0-0-2

Respectfully Submitted:

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David Edwards, Secretary

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Charles Cantoni, President

# WALLACE COMMUNITY SERVICES DISTRICT

## RESOLUTION 2007-16

A RESOLUTION AUTHORIZING THE PRESIDENT OF THE BOARD AND THE GENERAL MANAGER TO NEGOTIATE AND SIGN A LEASE AGREEMENT WITH COMMUNICATIONS ADVANTAGE LLC

**WHEREAS:** Communications Advantage LLC has requested permission to lease space on the WCSD water tower for antenna and equipment to provide Wireless Internet service to the surrounding area, and

**WHEREAS:** Communications Advantage LLC wishes to negotiate and sign a lease with the Wallace Community Services District (WCSD) in order to accomplish their goal stated above, and

**WHEREAS:** The District has the power to enter into such leases under California CSD Law, Section 61060(d),

**WHEREAS:** The district is willing to lease space for the Tenant, in order to allow Tennant to provide Wireless Internet services to its customers in the surrounding area;

**NOW THEREFORE,** the WCSD Board of Directors hereby directs the President of the Board and the General Manager to proceed to negotiate and sign a lease agreement, in general conformance with the draft, corrected lease attached.

**INTRODUCED AND ADOPTED** on this 13<sup>th</sup> day of December 2007, by the following vote:

AYES, in favor hereof:	3
NOES:	0
ABSTAIN:	0
ABSENT:	2

Directors Schneider and Guantone absent

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Charles Cantoni  
President, Board of Directors

ATTEST:

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David Edwards  
Secretary