



BOARD OF DIRECTORS

Ashley Sangster, President Brendin Beatty, Vice-President
Rod Smiley, Director Owen Davis, Director

REGULAR MEETING MINUTES

6:00 P.M. Opened Session

SMCSD Boardroom 12-18-2025

1. Call to Order:

At: 6:00 P.M.

2. Roll Call: *Director Sangster, Director Beatty, Director Davis* Absent: *Director Smiley*

Moment of silence for the late Director John Green.

General Manager Kelly Dodds and Director Sangster called a moment of silence.

3. Approval of Regular Meeting Agenda:

Motion By: Brendin Beatty

Second By: Owen Davis

Motion: To Approve

Board Members	Ayes	Noes	Abstain	Absent
Brendin Beatty	X			
Owen Davis	X			
Ashley Sangster	X			
Rod Smiley				X

4. Pledge of Allegiance:

Lead by Director Davis

5. Public Comment and Communications for items not on the agenda:

Director Sangster spoke about the passing of Director Green and how he was a proponent of doing things that benefited the community of San Miguel, and that late Director Green took a lot of flack in the boardroom and on social media. Director Sangster spoke about Mrs. Gregory calling his hospital to confirm that he was actually in the hospital and feels that it was disrespectful and disgusting. Director Sangster explained that he felt that it was a violation of late Director Green's privacy, rather than taking the word of man. Director Sangster voiced that he feels that there is an us versus them mentality going on, and that he is here to do what he thinks is best for the community and is hoping to move forward from that.

6. **Special Presentations/Public Hearings/Other:**

1. **Waive First Reading, Read by Title Only, and Introduce and An Ordinance of the San Miguel Community Services District Board of Directors Amending the San Miguel Community Services District Fire Code to Prohibit the Use or Sale of Fireworks. (Approve by 3/5 vote)(Pg. 6-10)**

Waive First Reading, Read by Title Only, and Introduce and An Ordinance of the San Miguel Community Services District Board of Directors Amending the San Miguel Community Services District Fire Code to Prohibit the Use or Sale of Fireworks.

Item presented by Deputy General Counsel Pritchard explaining that this is the 1st reading, read by title only to amend the San Miguel CSD 2023 Fire Code to prohibit the use and sales of Fireworks within the San Miguel boundaries. It was explained that since the 2023 Fire Code was passed that current Board Members have expressed an interest in revoking the Safe and Sane Fireworks authorization due to fire hazards, safety and noise concerns. Specifically Director Green and Sangster requested that an Ordinance be placed on the agenda prohibiting the sale, distribution, or possession of Safe and Sane Fireworks within the District boundaries. It was explained that the proposed ordinance does allow exceptions for professional public fireworks displays with a valid permit, which are generally issued by the County. Discussion on Firework Fees collected for clean up and staffing cost, and how they reduce emergency response costs ensued. It was explained that the reallocation of Safe and Sane Fireworks will not necessarily end illegal fireworks within the District. Deputy General Counsel explained that if approved this item will need to come back in January for a second reading.

Director Sangster opened the Public Comment for Public Hearing

Public Comment: Louis Linney, Vice President TNT Fireworks, spoke about Safe and Sane Fireworks and what he feels the District could do about the illegal fireworks. Mr. Linney discussed what Atascadero and Templeton are doing and asked the Board not to pass this amendment.

Logan Lewis a San Miguel Firefighter spoke about being able to attend the Allen Hancock Fire Academy because of a sponsorship from the San Miguel Firefighters Association (SMFA). The funds for his sponsorship were provided by the fundraising of Safe and Sane fireworks sales by the SMFA.

Gregory Campbell a San Miguel resident spoke about his tenure as a San Miguel CSD Board member and spoke about how he feels that Fireworks have outlived their usefulness in San Miguel.

Jenny Nickett a San Miguel resident spoke about the joy Safe and Sane fireworks brings to the families in San Miguel, and that the illegal fireworks are the real problem.

Caleb Reese a San Miguel Firefighter spoke about the benefits of selling Safe and Sane fireworks, the scholarships, the donations to Alisa Ann Ruch Burn Foundation, Parades, Blood Drives, and how the SMFA can providing mobile scooters to San Miguel residents in need.

Miguel Mincitar a San Miguel Firefighter spoke about using funds from the sale of Safe and Sane fireworks to be able to attend the Allen Hancock Fire Academy and explained that he would not have been able to do that without the sponsorship from the SMFA. Mr. Mincitar also spoke about being able to give back to the community of San Miguel, now that he has graduated and asked that the sales of Safe and Sane fireworks continue.

Tammy Tackett a San Miguel resident spoke about how the Safe and Sane firework sales are done right, and once they are purchased, they are required to go over a waiver on the

safe use and sign it. The community comes together, and it brings joy to the families.

Ethan Arebalo a San Miguel resident and San Miguel Firefighter spoke about seeing firsthand as a kid the joy the sales of Safe and Sane fireworks give. Speaking specifically about the Mission Heights area as those families all come together to shut down any illegal fireworks in that area. Ethan Arebalo also explained that the funds paid to the District are used to staff the Fire Department during the Forth of July, and how with that staffing the Fire Department is able to confiscate dangerous illegal fireworks.

Director Sangster asked if any Staff would like to respond, or clarify any statements made in public comment.

Deputy General Counsel Pritchard asked to make a clarification, and if the Board directs her, she could have a conversation with TNT legal counsel on what authority they think Community Services Districts (CSD) have. Deputy General Counsel Pritchard explained that she has researched and discussed this on several occasions; explaining that CSD's are not the same as Fire Districts. Fire Districts operate under an entire legislative act dedicated to them, which does provide them with policing powers. The Constitution of California provides counties and cities with police power, and counties delegate the power that CSD's have and unless the county delegates their police power to the District, then the District cannot exercise that power.

Director Sangster asked again for any public comment and closed the Public Comment for the Public Hearing.

Board Comment: Director Beatty explained that he has lived in San Miguel since 2019, and how he and his family of young children enjoy the Safe and Sane fireworks. Director Beatty spoke about the community coming together as "neighbors" on the Forth of July, and the joy that the District should not take away from this community. Director Beatty feels that Safe and Sane fireworks have been great for the community and would like to try and figure out a way to keep the Safe and Sane fireworks and work towards some kind of community outreach to say your mortars are not welcome here.

Director Davis explained that he has lived in San Miguel for over twenty years, and illegal fireworks are not just on the Forth of July. Director Davis also stated that the community of San Miguel has had dogs run off and that there is a lot of veterans with PTSD in the community and they do not need to be hearing all these fireworks go off. Director Davis feels that fireworks are a safety hazard to the community and all fireworks should be banned completely. Director Davis explained that in his opinion Safe and Sane fireworks are an incentive for people to bring illegal ones into the community, and with a ban on all fireworks it would be easy catch people. Director Davis asked how much money is made by the SMFA selling fireworks.

Director Sangster explained that he appreciated everyone coming and providing comments and feedback on this issue. Director Sangster said that he sees both sides of it and can appreciate all the things that the Association does with the funds that are derived from the sales. Director Sangster asked if selling fireworks was the only revenue stream for the SMFA and gave his opinion that there are other ways the SMFA could generate revenue. Director Sangster also stated that he understood the benefits to having Safe and Sane fireworks, and that when he was a kid his community had those barbecues and fireworks; but soon after they banned all fireworks. Director Sangster explained that more than one person including current Board Members have expressed that fireworks are a safety issue, but the greater obstacles are illegal fireworks, and no one is offered a viable solution or even ideas on how to prevent illegal fireworks. Discussion ensued.

Fire Chief Scott Young spoke about past efforts and how the Fire Department would peacefully interact with people who have illegal fireworks and confiscate the illegal fireworks. Fire Chief Scott Young explained that he felt that past intervention worked, and

showed the Board that they had taken hundreds of launcher and illegal Fireworks off the streets. It was explained that the Fire Department interacts with the public and are helping take illegal fireworks off the streets until last year when someone on social media posted that the Fire Department has no authority. The result of such posts put the San Miguel Fire Department and community at risk, with the Fire Department not being legally able to confiscate illegal fireworks. Discussion ensued about the Sheriffs Department, and how the fees that are collected from the sale of Safe and Sane fireworks are used for staffing.

Public Comment: Gregory Campbell spoke out from his seat asking the SMCSD Deputy General Counsel if the San Miguel Fire Department have any enforcement of the law.

Deputy General Counsel asked Director Sangster if he would like her to answer Mr. Campbell. Director Sangster agreed.

Deputy General Counsel asked clarifying questions and explained that the Fire Department does not have seizure or fining powers.

Mr. Campbell asked if the Fire Department does that and someone gets injured, are they liable. Deputy General Counsel explained that there will not be a public discussion on the District's potential liability.

Board Comment: Director Sangster thanked Fire Chief Scott Young for his feedback and asked about Templeton Fire Department.

Fire Chief Scott Young explained that Templeton CSD Fire Department voted 5-0 to continue Safe and Sane fireworks, and Chief Peterson is working on mitigation measures. Fire Chief Scott Young asked why this was to amend the 2023 Fire Code and Discussion ensued on the 2025 Fire Code.

Director Davis explained that the proposed ordinance states that any fireworks within the District will be illegal, and that it would make it easier to see where the illegal fireworks go off. Discussion ensued on the responsibility of property owners and if it would make it easier to fine them for that use of illegal fireworks.

Deputy General Counsel Pritchard explained that the District does not have the ability to fine properties for the use of fireworks but the change proposed would prohibit all fireworks.

Director Sangster asked for clarification, asking if there was a standing fine that exists today for fireworks and if he was correct that illegal fireworks are illegal across the state of California.

Deputy General Counsel explained that that the County of San Luis Obispo has their County code that prohibits illegal fireworks and has a fine associated with that. Anyone can report that to the County and the County can enforce and fine for that. Deputy General Counsel explained that a solution may be to try to work more closely with the County to get them to focus more on this jurisdiction. Discussion ensued about working with the County.

Consensus of the Board is to bring forward the 2025 Fire Code

Motion By: Owen Davis

Second By: Ashley Sangster

Motion: To Approve Ordinance 02-2025 (Failed)

Board Members	Ayes	Noes	Abstain	Absent
Owen Davis	X			
Ashley Sangster	X			
Brendin Beatty		X		
Rod Smiley				X

2. Annual election of Board President and Vice President for calendar year 2026.

(Discuss and appoint president and vice president) (Pg. 11)

Nominate and Elect Board of Director Officers for calendar year 2026:

A.1. President

A.2 Vice-President

Voice vote of 3/5 for President and Vice President respectively

Item presented by General Manager Kelly Dodds explained that this can be tabled to wait for a full Board or make nominations as is.

Consensus of the Board is to move forward as it is.

President: Director Davis nominated Director Sangster for Board President for 2026

General Manager Kelly Dodds asked Director Sangster if he was willing to accept the nomination. Director Sangster accepted.

Public Comment: Jenny Nickett a San Miguel resident spoke about having a full Board.

Board Comment: Director Beatty spoke about not having a full Board, but Director Sangster has done the job and would like to move forward.

Director Sangster explained that regardless of who is Board President, there needs to be some leadership. There needs to be direction so the Board can move forward, and it is hard to say when the Board will be full.

Vice President:

Director Davis nominated Director Beatty for Board Vice President for 2026

General Manager Kelly Dodds asked Director Beatty if he was willing to accept the nomination. Director Beatty accepted.

Board Comment: Director Davis asked if they had to vote for a Vice president tonight? Deputy General Counsel explained that they could wait for a full Board if needed.

Public Comment: None

Motion By: Owen Davis

Second By: Brendin Beatty

Motion: To Confirm Director Sangster as Board President for 2026

Board Members	Ayes	Noes	Abstain	Absent
Brendin Beatty	X			
Owen Davis	X			
Ashley Sangster	X			
Rod Smiley				X

Motion By: Owen Davis

Second By: Brendin Beatty

Motion: To Confirm Director Beatty as SMCS D Board Vice President for 2026

Board Members	Ayes	Noes	Abstain	Absent
Brendin Beatty	X			
Owen Davis	X			
Ashley Sangster	X			
Rod Smiley				X

7. Non- District Reports:

1. San Luis Obispo County Organizations

Verbal/Report
None

2. Community Service Organizations

Verbal
None

3. Camp Roberts—Army National Guard

Verbal
None

8. Staff & Committee Reports - Receive & File:

1. General Manager (Pg. 12-13)

Receive report

Item was submitted as written and General Manager Kelly Dodds updated the Board of Directors that Senate Bill 852, signed into law in October 2025, includes amendments to the Political Reform Act that affects how certain public officials file their Statement of Economic Interests (Form 700). Specifically, Section 18700.3(b) now requires electronic filing through the Fair Political Practices Commission (FPPC) for officials who manage public investments.

Board Comment: Director Davis asked when these were due. Board Clerk Tamara Parent clarified that they are due annually by April 1st.

Public Comment: None

2. District Counsel

Receive verbal report
Nothing to report

Board Comment: None

Public Comment: None

3. District Utilities (Pg. 14-16)

Receive and file

Item was submitted as written by General Manager Kelly Dodds

Board Comment: None

Public Comment: None

4. Fire Chief Report (Pg. 17-29)

Receive and File

Item was submitted as written by Fire Chief Scott Young

Board Comment: Director Davis asked how much was made by the San Miguel Firefighters Association (SMFA) selling Safe and Sane Firework. Fire Chief Scott Young explained again that, that is a question for the SMFA.

Public Comment: None

9. Consent Calendar:

Board Comment: Director Davis pulled item 9.2 for discussion. Director Sangster pulled item 9.9 for summary

Public Comment: None

Motion By: Owen Davis

Second By: Brendin Beatty

Motion: To Approve Item 9.1, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8

Board Members	Ayes	Noes	Abstain	Absent
Brendin Beatty	X			
Owen Davis	X			
Ashley Sangster	X			
Rod Smiley				X

- 1. 10-23-2025 Draft San Miguel CSD Board of Directors REGULAR meeting minutes (approve by 3/5 vote)(Pg. 30-37)**
Receive and file

- 2. 11-20-2025 Draft San Miguel CSD Board of Directors regular meeting minutes (approve by 3/5 vote)(Pg. 38-49)**
Receive and file

Board Comment: Director Davis asked why Director Green was not able to vote at the last meeting he was teleconferencing in on. Deputy General Counsel Pritchard explained that because there was not a quorum of Directors within the jurisdictional boundaries of the San Miguel Community Service District, there could be not action.

Public Comment: None

Motion By: Owen Davis

Second By: Brendin Beatty

Motion: To Approve

Board Members	Ayes	Noes	Abstain	Absent
Brendin Beatty	X			
Owen Davis	X			
Ashley Sangster	X			
Rod Smiley				X

- 3. Authorize the San Miguel Fire Department, in partnership with the San Miguel Firefighters Association, to host Santa Clause at the San Miguel Fire Station (Approve by 3/5 Vote) (Pg. 50-52)**

Approve the San Miguel Fire Department(SMFD), in partnership with the San Miguel Firefighters Association (SMFA), to host Santa Clause at the San Miguel Fire Station.

- 4. Authorize the Fire Chief to administer and execute an Office of Traffic Safety (OTS) Grant for \$12,600 including associated budget adjustments - Resolution 2025-45 (Approve by 3/5 vote) (Pg. 53-88)**

Approve RESOLUTION 2025-45 authorizing the Fire Chief to accept and execute the Office of Traffic Safety (OTS) grant award in the amount of \$12,600.00 (including related budget adjustments) for the purchase of Auto Extrication equipment and digital alerting technology equipment as described and approved within the grant application.

5. 2025 Volunteer Fire Assistance Grant (VFA) acceptance by RESOLUTION 2025-46 (Approve by 3/5 vote) (Pg. 89-100)

Approve RESOLUTION 2025-46 authorizing the Fire Chief to accept and administer the 2025 Volunteer Fire Assistance Grant (VFA) award agreement number 7FG25101 from Cal Fire in matching grant funding in the amount of \$14,826.28 for the purchase of equipment as described and approved within the grant application.

Total purchases shall not exceed: \$29,652.56

6. Authorize the General Manager to act as authorized representative for Water Recycling Funding Program Grant (WRFP) planning grant to evaluate and recommend potential uses of recycled water within the community of San Miguel by RESOLUTION 2025-43. (Approve by 3/5 vote) (Pg. 101-103)

Approve RESOLUTION 2025-43 authorizing the General Manager, Kelly Dodds to act as authorized representative for Water Recycling Funding Program Grant (WRFP) planning grant to evaluate and recommend potential uses of recycled water within the community of San Miguel.

7. Release request for proposal

Authorize the General Manager release a Request for Proposals (RFP) for removal and dewatering of biosolids from the Machado Wastewater Treatment Facility treatment ponds. (Approve by 3/5 vote) (Pg. 104-105)

Authorize the General Manager to release a Request for Proposal (RFP) for removal and dewatering of biosolids (sludge) from the Machado Wastewater Treatment Facility treatment ponds

8. Release request for proposal

San Lawrence Terrace Booster Pump Station Design (Approve by 3/5 vote) (Pg. 106-126)

Authorize the General Manager to release a Request for Proposals (RFP) for the San Lawrence Terrace Booster Pump Station Design

9. Review and approve the 2025 Update and Audit to the District Sewer System Management Plan (SSMP) by RESOLUTION 2025-44 (Approve by 3/5 Vote) (Pg. 127-191)

Review and adopt the 2025 Sanitary Sewer Management Plan (SSMP) update and the audit of the current SSMP.

Item was presented by General Manager Kelly Dodds explaining that this item is to review and approve the 2025 update and audit for the District Sewer System Management Plan (SSMP). The SSMP is required under the agreement with the State. The SSMP provides an overview of what the District would do in an emergency, and what the Districts collection system is like.

Board Comment: Director Sangster asked if it is something that the District maintains, and/or is it something that is filed with the State or County? General Manager Kelly Dodds explained that it is a program/plan for the District to maintain and it is required to be updated regularly. Audits are required every two years, and updates are required every five years, these are uploaded to the State site for sewer collection systems. Discussion ensued. Director Davis asked if Fluid Resource Management (FRM) was involved in this plan. General Manager Kelly Dodds explained that FRM had input, and they reviewed the plan

as well as our District engineers.

Public Comment: None

Motion By: Brendin Beatty

Second By: Owen Davis

Motion: To Approve Resolution 2025-44

Board Members	Ayes	Noes	Abstain	Absent
Brendin Beatty	X			
Owen Davis	X			
Ashley Sangster	X			
Rod Smiley				X

10. Board Action Items:

1. Adoption of San Miguel CSD Board of Director regular meeting dates for calendar year 2026 by RESOLUTION 2025-47 (Pg. 192-194)

Review and approve RESOLUTION 2025-47 establishing regular board meeting dates for calendar year 2026

Item presented by General Manager Kelly Dodds, explaining that Exhibit A are proposed dates for 2026; 4th Thursday at 6PM, with November and December dates are being moved out a week due to Christmas and Thanksgiving.

Board Comment: None

Public Comment: None

Motion By: Brendin Beatty

Second By: Ashley Sangster

Motion: To Approve Resolution 2025-47

Board Members	Ayes	Noes	Abstain	Absent
Brendin Beatty	X			
Owen Davis	X			
Ashley Sangster	X			
Rod Smiley				X

2. Monthly claim detail and investment reports for October 2025 (Recommend receive and file claim detail and investment report by 3/5 vote) (Pg. 195-234)

When ancillary reports are provided they are for reference only and are subject to change.

Review, Receive and File the attached claim detail and investment reports.

When ancillary reports are provided they are for reference only and are subject to change.

Item was presented by General Manager Kelly Dodds submitting reports as written and recommending the Board receive and file the Claims Detail and Investment reports for October 2025.

Board Comment: Director Davis asked District Counsel when the Steinbeck litigation

would be ending. Deputy General Counsel Pritchard explained that the trial is scheduled for August 2026, and was pushed out because of a request from the plaintiffs counsel. Discussion ensued on financials and disclosure.

Public Comment: None

Consensus of the Board is to Receive and File October 2025 Claims Detail Report and Investment report.

- 3. Monthly claim detail and investment reports for November 2025 (Recommend receive and file claim detail and investment report by Board consensus) (Pg. 235-274)**
When ancillary reports are provided they are for reference only and are subject to change.

Review, Receive and File the attached claim detail and investment reports.

When ancillary reports are provided they are for reference only and are subject to change.

Item was presented by General Manager Kelly Dodds submitting reports as written and recommending the Board receive and file the Claims Detail and Investment reports for November 2025.

Board Comment: None

Public Comment: None

Consensus of the Board is to Receive and File November 2025 Claims Detail Report and Investment report.

- 4. Declaration of Board Member vacancy and vote to proceed with appointment or special election to fill the vacancy. (Approve by 3/5 vote) (Pg. 275-282)**

Declare that a Board seat became vacant, effective November 24, 2025, and either:

(1)

- Vote by a majority (3/4) to fill the vacancy by appointment and
- Direct staff to proceed with posting a notice of vacancy with January 12, 2026, at 5:00 p.m. as the closing date for the receipt of applications; and
- Schedule applicants for interviews at the January 22, 2026 regular Board meeting

OR

(2) call a special election to be held on June 2, 2026.

Item was presented by Deputy General Counsel Pritchard providing information on a time frame and discussion on all of the options for filling the vacancy. The Board can elect to appoint or call a special election for June 2nd, and the requirements are that the person has to reside within the District boundaries and be a registered voter.

Board Comment: Director Sangster explained that he did not want the District to pay for the cost of a special election, and did not want to see the seat vacant for the next six months.

Discussion ensued on term and process.

Director Davis explained that he was in favor of appointing someone.

Public Comment: Jenny Nickett a San Miguel resident asked for clarification on the requirements.

Motion By: Ashley Sangster

Second By: Owen Davis

Motion: To Approve declaring a vacancy, and fill role by appointment

Board Members	Ayes	Noes	Abstain	Absent
Brendin Beatty	X			
Owen Davis	X			
Ashley Sangster	X			
Rod Smiley				X

5. Authorize the General Manager to contract with Awalt Engineering for repairs to Well 3, installation of a Variable Frequency Drive (VFD) at Well 3 and associated budget adjustment up to \$26,000 by RESOLUTION 2025-49 (Approve by 3/5 vote) (Pg. 283-284)

Review and approve the proposed resolution authorizing the General Manager to execute a contract for Well 3 repair and installation of a variable frequency drive and authorize a budget adjustment to the Fiscal year 2025-26 budget.

Item was presented by General Manager Kelly Dodds explaining that this item is to authorize the General Manager to contract with Awalt & Sons for the repairs and installation of a Variable Frequency Drive (VFD). It was explained that Well 3 was originally constructed in the early 1950s and that this well site has had significant repairs over the years, including re-casing the well, replacing the pump and column as well as replacing pump controls. This Well has begun to again show signs of failure. In order to confirm the cause of the failure the well pump will need to be pulled and inspected. In order to reduce the likely impact of repeated starts and stops and to increase the life of all the well components a Variable Frequency Drive (VFD) is proposed to be installed at this site. This is in line with the long-term plan for all District wells and what has already been implemented at the other two production wells.

Board Comment: Director Sangster asked about the funding. General Manager Kelly Dodds explained that the funds would be coming from the General Operations fund. Discussion ensued about what a VFD was and how the VFD would work.

Director Beatty asked about the well depth. General Manager Kelly Dodds explained that Well 3 is 300'.

Director Davis asked clarifying questions about where Well 3 was located, and what the cost included. General Manager explained the proposal covers pulling the pump out, replacing the foot valve, putting the pump back in, and installing the VFD.

Public Comment: None

Motion By: Brendin Beatty

Second By: Ashley Sangster

Motion: To Approve Resolution 2025-49

Board Members	Ayes	Noes	Abstain	Absent
Brendin Beatty	X			
Owen Davis	X			
Ashley Sangster	X			
Rod Smiley				X

6. **Tabled from 10/23/2025 Board meeting**

Authorize the General Manager to execute a Not to Exceed, Time and Material Contract with Water System Consulting (WSC) for program management support through permitting and construction phases of the Expansion and Upgrade of the Machado WWTF by RESOLUTION 2025-41 (Approve by 3/5 vote) (Pg. 285-290)

Authorize the General Manager to execute a Time and Material contract with Water System Consulting for program management support services through construction.

Item was presented by General Manager Kelly Dodds explaining that this item was asked to be brought back for more information on the original contract. It was clarified that this is an additional project for permitting and construction assistance for the wastewater treatment plant (WWTF) expansion and upgrade. General Manager Kelly Dodds updated the Board that the original contract was for \$273,135 and was from the last four years.

Board Comment: Director Sangster asked how this was being funded. General Manager Kelly Dodds explained that initially it would be coming out of Operational Cash, but as discussed in October, this is part of the planning grant and construction grant, and is reimbursable.

Director Davis spoke about signing checks for WSC and asked if any of those were for this. General Manager Kelly Dodds clarified that WSC is working on a few projects for the District but no checks for this particular project.

Public Comment: Gregory Campbell a San Miguel resident asked if this was a time and material contract and asked about bidding it out.

Board Comment: Director Sangster clarified that this was an additional scope contract. General Manager Kelly Dodds explained that Director Sangster was correct that this is an additional scope in an existing agreement, but this is also a do not to exceed. It was explained that with a time and materials agreement, we are able to control the overall cost whereas a bid we would just be paying what that bid is, even if it is more. Discussion on the five tasks ensued.

Public Comment: None

Consensus of the Board is to continue this item with at least a four-member Board.

Motion By: Brendin Beatty

Second By: Ashley Sangster

Motion: To Approve Resolution 2025-41 (Failed)

Board Members	Ayes	Noes	Abstain	Absent
Brendin Beatty	X			
Ashley Sangster	X			
Owen Davis		X		
Rod Smiley				X

7. **Review and approve contract amendments, # 7 and #8, with Wallace Group for additional work related to the separation and preparation of separate construction documents, bid phase support, and support during construction for 1) The installation and connection of the switchgear purchased under separate board action and 2) Construction of perimeter fencing around the Machado WWTF expansion parcel. (Approve by 3/5 vote) (Pg. 291-300)**

It is recommended that after review and discussion that the Board approve, by 3/5 vote of the Board, and authorize the General Manager to execute, contract amendments # 7 and #8 with Wallace Group Inc for the preparation of construction documents, bid phase support,

and support during construction for; 1) The installation and connection of the switchgear purchased under separate board action and 2) Construction of perimeter fencing around the Machado WWTF expansion parcel.

Item was presented by General Manager Kelly Dodds explaining this is additional work from the original contract, and is separated out to meet the NEM 2.0 deadline. This item would authorize the General Manager to execute contract amendments # 7 and #8 with Wallace Group Inc. for the preparation of construction documents, bid phase support, and support during construction for; 1) The installation and connection of the switchgear purchased under separate board action and 2) Construction of perimeter fencing around the Machado WWTF expansion parcel. Contract amendment #7 Switchgear installation (\$21,600) and Contract amendment #8 Perimeter fencing (\$9,735), with both being a not to exceed.

Board Comment: Director Sangster asked if the cost of the Switchgear installation would be recovered through the solar company? General Manager Kelly Dodds explained that these costs are not covered by the solar company. Discussion ensued about what kind of fencing and how much it would cost. General Manager Kelly Dodds clarified that the fencing is less critical but would consist of around half mile of fencing, and could look into doing it in house, or sending out a Request for Proposal (RFP)

Director Sangster provided input about having an RFP, with drawings provided by the installer. General Manager Kelly Dodds explained that if the District goes that route, there will still be a minor cost to incorporate the drawings back into the master set for the treatment plant upgrade.

Director Davis explained that he liked that idea and asked for clarification on the property that would be fenced in.

Public Comment: Gregory Campbell a San Miguel resident spoke about the fencing being bundled with the solar and thanked Director Sangster for his comments.

Motion By: Ashley Sangster

Second By: Owen Davis

Motion: To Approve approve amendment #7, not amendment #8 (RFP back to the Board for #8)

Board Members	Ayes	Noes	Abstain	Absent
Brendin Beatty	X			
Owen Davis	X			
Ashley Sangster	X			
Rod Smiley				X

8. **Authorize the General Manager to contract with Geo Solutions in an amount not to exceed \$11,920 for soils engineering and boring work, and SWCA in an amount not to exceed \$32,274 for environmental work, related tot he SLT Booster Station design and Tank site with related budget adjustment by RESOLUITON 2025-50 (Approve by 3/5 Vote) (Pg. 301-314)**

Discuss and authorize the General Manager to execute contracts with Geo Solutions and SWCA for work related to the design of the proposed SLT Tanks and Booster station.

Including authorization of related budget adjustment by Resolution.

Item presented by General Manager Kelly Dodds explaining that this item would authorize the General Manager to approve contracts with Geo Solutions and SWCA. This would be for reports related to the design and proposed San Lawrence Terrace (SLT) Booster Pump

Station, it was explained that the work would encompass both the Booster Pump Station and the Tank Sites. The Geotechnical work and the environmental work will be pertinent to those designs, and both would be needed for the tank site once funding is available.

General Manager Kelly Dodds explained that the contract with SWCA is for the maximum amount, although it is anticipated to be less and provided information on reports that are needed.

Board Comment: Director Davis explained that he can't see spending money on environmental work for a proposed tank on Power Road. General Manager Kelly Dodds explained that environmental work is necessary for the Booster Pump Station at the bottom of the hill and would also be required for any future tanks at the top of the hill. It was explained that it can either be done once and encompass the whole property, or we do it twice.

Director Davis asked clarifying questions on where the Booster Pump Station is going and voiced his disappointment on how long it is taking for the sewer treatment upgrade.

Director Davis explained that he is not in favor of doing an environmental impact study on something that may or may not be done and would like to wait for a better plan. Director Davis explained that it has never made any sense to him where we are putting the Booster Pump and Tank, expressing that the District spends a lot of money and nothing gets done.

General Manager Kelly Dodds explained that geotechnical work and environmental work is required to develop any plans, and discussion ensued on why they are required.

Director Sangster asked what the target date was to upgrade the Booster Station. General Manager Kelly Dodds explained that Consent Item 9.8 that was just approved was to authorize the General Manager to put out a request for proposal (RFP) for the San Lawrence Terrace Booster Pump Station Design. Assuming that pricing comes back and the Board is willing to do the design in 2026, it hopefully can be done by the end of 2026. Discussion ensued on funding grants for construction, and proposed housing developments. Director Sangster asked if there was an approximate cost for this project, and how long this information would be viable. General Manager Kelly Dodds explained that the original estimate for two Tanks, Booster Station and four blocks of water line repair was estimated at Four Million. The Geotechnical work and environmental work is good for the foreseeable future. Discussion ensued on required studies and developments.

Director Beatty asked how many houses on the SLT would be using the Booster Pump. General Manager Kelly Dodds explained that there are 98 homes that are on the Terrace that would be benefiting if it was build today, and would have the capacity to have 150-200 more homes, not including the airport property. It was explained that there are areas that would not have any water pressure if they were built today.

Public Comment: None

Board Comment: Director Davis motioned to table, for more information and would like to get some more ideas on whether this is the right place to put these. General Manager Kelly Dodds explained that the District paid to have a alternatives analysis done that provided four different locations and this location is the most operationally effective and least costly. General Manager Kelly Dodds asked if Director Davis was asking if he wanted to table the item until he could review the alternatives analysis and explained that he has provided it to Director Davis several times; asking to meeting to discuss.

Motion By: Owen Davis

Second By: Ashley Sangster

Motion: To Table to January 2026, for more information review on the alternatives analysis

Board Members	Ayes	Noes	Abstain	Absent
Brendin Beatty	X			
Owen Davis	X			
Ashley Sangster	X			
Rod Smiley				X

9. Continued from 11/20/2025 Board meeting

Discussion on District administrative office space and potential alternatives to relocate the offices away from the Machado Wastewater Treatment Facility for administrative staff. (Approve by 3/5 vote) (Pg. 315-319)

Requested by Directors Green and Davis 2/27/2025 and 6/26/2025

It is recommended that the Board discuss the potential options for one to the following;

1) Approve option to relocate administrative staff to 1271 Mission Street. Authorize the General Manager to negotiate a lease and modular purchase on behalf of the District and bring back appropriate resolution and associated budget adjustments at future meeting.

OR

2) Approve option to relocate administrative staff to the fire station. Authorize the General Manager and Fire Chief to solicit contracts for proposed modifications and modular purchase and bring back appropriate resolution and associated budget adjustment at future meeting.

OR

3) Direct the General Manager to maintain the existing office space at the treatment plant extending current modular lease or with purchase of existing modular (purchase of modular will require resolution approval at future meeting).

OR

4) Reject all above options and provide further direction to staff.

Item was presented by General Manager Kelly Dodds explaining that it was requested by the Board to bring back two options, 1271 Mission Street and 1150 Mission Street. It was explained that two other options were also provided, maintaining the office at the WWTF, and purchasing existing office trailer at the WWTF. The Board can reject all the options, or provide direction. General Manager Kelly Dodds clarified that the report has estimated costs and time frame for both options. General Manager Kelly Dodds went over the cost associated with the options and was looking for Board direction.

Board Comment: Director Davis commented that the Fire Station has been used for years and does not see why it would cost \$140,000 to move back into the Fire Station. General Manager Kelly Dodds explained that the District had offices at the Fire Station but that it was an ineffective situation and discussed what rooms had been removed from the Fire Station. It was explained that the Fire Chief and Fire Department staff are currently at that location, and that at the last meeting there was discussion on the Fire Staff moving into the Temporary Housing Unit (THU). Discussion on ADA accessibility ensued.

Director Davis explained that he is in favor of moving the District office to 1271 Mission Street and getting rid of the office trailer at the WWTF due to safety hazards and would like the General Manager to move into a construction trailer.

General Manager Kelly Dodds explained that if the District Office needs to move, then 1271 Mission Street was the best option, but explained that his long term stance has always

been that the District should own the building that we move into to limit our long-term costs with rent. Discussion ensued.

Director Beatty explained that he understands Director Davis's concerns but does not know of any complaints and there are houses closer than the office trailer. The staff time to try to relocate them to another facility is just costing money and feels that it is not a problem and the office staff should stay where they are. Director Beatty asked if there has been any complaints from staff or any community members about the location. General Manager Kelly Dodds explained that there have not been any complaints about the physical location but that he has had Mr. Campbell express that he does not appreciate the office being at that location, and every few years we get a complaint about a smell. It was clarified that the District is working towards improving the WWTF with a more efficient process that would reduce the odor of the treatment. Discussion ensued on the purpose of relocating the District office.

Director Sangster explained that he was not the only community member opposed to moving the District Office from downtown. Explaining that the biggest message from this Board was that having the office accessible in the downtown location was the direction that this current Board wanted to go. Director Sangster explained that he feels that it was why Director Davis and Director Green wanted to explore these options.

General Manager Kelly Dodds explained that he is not opposed to moving to Mission Street but talking with staff they are not in favor of moving due to the location next to the bar.

Public Comment: Gregory Campbell a San Miguel resident asked the Board for permission to speak after a decision was made. Director Sangster agreed to the request.

Tammy Tackett a San Miguel resident spoke about the District owning the property at the WWTF and feels that Utilities and Fire should be kept separated. It was asked who owned the 1271 Mission building and that she was in favor of purchasing something.

Written Public Comment: Letter from SEIU was read aloud by General Manager Kelly Dodds. Letter spoke of the represented employees and SEIU 620 concerns and that the employees are not in favor of moving to 1271 Mission Street or back to the Fire Department.

Deputy General Counsel asked if the Board would like the staff to focus on the details and cost of moving to 1271 Mission Street and bring back that information.

Board Comment: Director Sangster explained that he would like to add direction to staff to find out what it would cost to purchase the existing trailer. Discussion ensued on negotiations, cost and construction.

Director Beatty explained that he is in favor of keeping the office and location as is.

Deputy General Counsel explained that there is no action happening right now, there is just more information being requested by two Directors.

Consensus of the Board is to find out cost for purchasing existing trailer and additional cost information for 1271 Mission Street, and to bring back to the January meeting for possible action.

After direction Public Comment: Gregory Campbell a San Miguel resident spoke about the Board looking at structuring their direction to staff a little tighter so that they are getting clear answers. Mr. Campbell also spoke about sending out a comment card to the community about the location.

Raynette Gregory-Martines a San Miguel resident asked that the Board look at who owns 1271 Mission Street, and who would be benefiting from this lease.

10. Continuation of 9/25/2025 Board Meeting

Discussion on proposed District Facility Use Policy RESOLUTION 2025-40 (Provide

direction to staff or approve by 3/5 vote) (Pg. 320-331)

Requested by Director Green, Sangster & Davis

Review, discuss, and provide direction to staff regarding revision or adoption of a District Facility Use Policy

Item presented by Deputy General Counsel Pritchard, explaining that she has added a couple provisions that were requested by Director Sangster. The redline is attached for review and explained that this is a cost recovery mechanism which is separate from the security deposit, and add a waiver of segregation as requested. The proposed policy dictates use of the District's properties.

Board Comment: Director Davis asked about the signage on Mission Street and 11th. Deputy General Counsel explained that the property and sign is not owned by the District and is not included in the policy. Discussion ensued.

Fire Chief Scott Young explained that the signage is on the Keller property, and not on the County easement. Deputy General Counsel explained that the sign was there before the District leased the property and is not part of the lease agreement. Discussion ensued on the history of the signage.

Public Comment: None

Motion By: Ashley Sangster

Second By: Brendin Beatty

Motion: To Approve Resolution 2025-40

Board Members	Ayes	Noes	Abstain	Absent
Brendin Beatty	X			
Owen Davis	X			
Ashley Sangster	X			
Rod Smiley				X

11. Continued from 11/20/2025 Board meeting

Provide direction on the installation and use of a red light outside the Temporary Housing Unit (THU). (Provide direction by 3/5 vote) (Pg. 332)

Requested by Director Green and Davis at September 2025 Board meeting

Provide direction for the installation and policy for use of a red light on the exterior of the Temporary Housing Unit.

Item was presented by Fire Chief Scott Young whom read the staff report, and explaining that the THU has no public access, and any person(s) who are in need of Medical or Fire assistance are directed to call 911 for immediate response. Additionally, a red light is generally a traditional decorative feature rather than a notification device. Fire Chief Scott Young discussed the fiscal impact and what the options are.

Board Comment: Director Davis asked about the lighting on the stairs and asked who the electrician was. Director Davis explained that he is just asking for a switch to be put in where there is an existing light at the THU.

Fire Chief Scott Young explained that it is not that simple and as the staff report explains that if you change out the existing light bulb with a red light, then you are just decreasing the level of illumination on the stair landing. Decreasing the lighting is a hazard and suggested that if a red light is needed then it needs to be separate from the light that illuminates the stairs.

Director Davis explained that he feels that it is simple, there is an existing light there and it's got a switch that can be turned on and off with the switch inside the door. Director

Davis said that he wants the Firefighters to turn on the red light when someone is there and turn it off when they leave for both the Fire station and the THU.

Discussion ensued on what the purpose would be since the THU has no public access, and that people need to call 911 for an immediate response.

Fire Chief Scott Young explained that the existing decorative light at the Fire Station is just on a photocell, and does not have an off and on switch. The light can have the red lens removed if the Board would like it to be just a white light and explained again that the red light was just a decorative feature.

Director Sangster explained that there is a desire by the Board to have a red light on the THU, and that there is a red light at the existing Fire Station and would like one to be on the THU building as well.

Director Beatty explained that there is a red light at the current Fire Station, and people in the community know that it is a Fire Station. The THU is not known by everyone, that it houses Fire personnel and Sheriff. Director Beatty stated that the light on the THU is a porch light, and when the Firefighters go on a call they open the door and shoot down those stairs to get into the engine bay, and feels that installing a second light would be more appropriate.

Director Sangster agreed.

Public Comment: Tammy Tackett a San Miguel resident spoke about why none of the public need to know that there is someone there, in an emergency they need to call 911.

Raynette Gregory-Martines a San Miguel resident spoke about how much time has been wasted on discussing this, and that the public does not pay any attention to this "red light" and they have not asked the Board for this.

Jenny Nickett a San Miguel resident spoke about being worried for the personal safety of law enforcement and public safety officials due to the political nature of ongoing attacks of people in uniform. Mrs. Nickett also spoke about having a green light, or blue light depending on who is there.

Deputy General Counsel clarified that if the Board wants to direct that staff is required to turn the light on and off, there will need to be a formal resolution and policy to implement that. There would also need to be clarification and if the purpose is to invite the public, the District would potentially need to retrofit it for ADA access. Discussion ensued.

Board Comment: Director Sangster explained that his direction would be to add a separate red light, on a photocell at the THU, no policy, no inviting the public. Fire Chief Scott Young agreed, and thought that it was a great idea and would bring back an action item with the specific expenditure amounts.

Consensus of the Board is to bring back expenditure to install a red light on a photocell on the West entrance to the THU.

11. Board Comment:

Director Davis stated that he still think that if it is on photocell and it is off during day, the Firefighters should be able to turn it on and off.

12. Adjourn to Closed Session/Closed Session Agenda:

Public Comment: None

Staff Comment: Fire Chief Scott Young asked that there be at least four Directors, before the review proceeds.

Consensus of the Board is to move Closed Session item 12.1 to next meeting

1. PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Gov. Code, § 54957(b)(1)) Title:

Fire Chief
Discussion

2. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code, § 54956.8)**
Property: Assessor's Parcel Numbers 027-420-016

Agency Negotiator: Kelly Dodds
Negotiating Parties: Tannahill Ranch II LLC
Under Negotiation: Price and terms of payment for real property purchase
Discussion

13. **Report out of Closed Session:**
Nothing to report

14. **Adjournment to Next Regular Meeting:**

At: 9:58 PM

As per Chapter 10.9 of the SMCSD Board Member Handbook, meeting minutes reflect actions taken and are not a complete record. Please visit the SMCSD website:

<https://www.youtube.com/@sanmiguelcscd/playlists> to view full recordings of meetings.