

**TWAIN HARTE COMMUNITY SERVICES DISTRICT**  
**Board of Directors Regular Meeting**  
**January 11, 2023**

**CALL TO ORDER:** President Sipperley called the meeting to order at 9:00 a.m. The following Directors, Staff, and Community Members were present:

**DIRECTORS:**

Director Mannix, President  
Director Sipperley  
Director deGroot  
Director Bohlman  
Director Knudson

**STAFF:**

Tom Trott, General Manager  
Neil Gamez, Fire Chief  
Lewis Giambruno, Operations Manager  
Carolyn Higgins, Finance Officer

**AUDIENCE:** 5 Attendees

**PUBLIC COMMENT ON NON-AGENDIZED ITEMS:**

*Eric Hall, Operations Director from TUD thanked the THCS D staff for their continued support dealing with issues related to the sewer plant brought on by the ongoing storm systems.*

**CONSENT AGENDA:**

- A. Presentation and approval of financial statements through December 31, 2022
- B. Approval of the minutes of the Regular Meeting held on December 14, 2022.
- C. Annual review of Policy #3015 – Investment Policy.

***MOTION: Director Sipperley made a motion to accept the consent agenda in its entirety.***

***SECOND: Director deGroot***

***AYES: Mannix, Sipperley, deGroot, Bohlman. Knudson***

***NOES: None***

***ABSTAIN: None***

**NEW BUSINESS:**

- A. Discussion/action to consider submitting a support letter to the California Department of Water Resources for the Urban Drought 2022 Tuolumne-Stanislaus Regional Turf Replacement Project.

***MOTION: Director deGroot made a motion to submit a support letter to the California Department of Water Resources for the Urban Drought 2022 Tuolumne-Stanislaus Regional Turf Replacement Project.***

***SECOND: Director Bohlman***

***AYES: deGroot, Mannix, Bohlman, Knudson, Sipperley***

***NOES: None***

**ABSTAIN: None**

- B. Discussion/action to reallocate Proposition 68 Per Capita Grant funds.

**MOTION: Director Bohlman made a motion to reallocate Proposition 68 Per Capita Grant funds as follows:**

- Tennis/Pickleball Court Expansion - \$155,000
- Eproson Ballfield LED Lights - \$50,000
- Skatepark Improvements - \$18,000
- **Totaling \$223,000.**

**SECOND: Director deGroot**

**AYES: deGroot, Mannix, Sipperley, Bohlman**

**NOES: None**

**ABSTAIN: Knudson**

- C. Discussion/action to adopt Resolution #23-01 – Approval of Fiscal Year 2022-23 Mid-Year Budget Adjustment.

**MOTION: Director deGroot made a motion to adopt Resolution #23-01 – Approval of Fiscal Year 2022-23 Mid-Year Budget Adjustment with the following modification: change Tennis/Pickleball Court Expansion line item under Capital Outlay in the Park Fund Budget to the following line items:**

- Tennis/Pickleball Court Expansion - \$155,000
- Eproson Ballfield LED Lights - \$50,000
- Skatepark Improvements - \$18,000

**SECOND: Director Bohlman**

**AYES: deGroot, Sipperley, Bohlman, Knudson, Mannix**

**NOES: None**

**ABSTAIN: None**

- D. Annual review of Policy #4010 – General Duties of the Board of Directors.

**MOTION: Director Mannix made a motion to accept Policy #4010 – General Duties of the Board of Directors as presented.**

**SECOND: Director Bohlman**

**AYES: deGroot, Mannix, Sipperley, Bohlman, Knudson**

**NOES: None**

**ABSTAIN: None**

- E. Annual review of Policy #4030 – Code of Ethics and Conduct.

**MOTION: Director deGroot made a motion to accept Policy #4030 - Code of Ethics and Conduct as presented.**

**SECOND: Director Knudson**

**AYES: deGroot, Mannix, Sipperley, Bohlman, Knudson**

**NOES: None**

**ABSTAIN: None**

- F. Discussion/action regarding semi-annual review of the District's Strategic Plan.

**MOTION: Director deGroot made a motion to accept the semi-annual review of the District's Strategic Plan as presented.**

**SECOND: Director Bohlman**  
**AYES: deGroot, Mannix, Sipperley, Bohlman, Knudson**  
**NOES: None**  
**ABSTAIN: None**

**REPORTS:**

**President and Board Member Reports**

- Director Sipperley summarized his attendance of the Board of Supervisors meeting stating that during the public comment period it was discussed the SDLF District of Distinction award for THCS.
- President Mannix received a phone number from Tuolumne County OES Dori Bietz for those out of internet in the county during weather events to call at 209-533-6395.

**Fire Chief Report by Chief Gamez**

- A verbal summary of the written report was provided by Chief Gamez.

**Water/Sewer/Park Operations Report Provided by Operations Manager Giambruno**

- A verbal summary of the written report was provided.

**General Manager Report Provided by General Manager Trott**

- A verbal summary of the written report was provided.

**CLOSED SESSION: The Board of Directors convened into closed session at 10:20 a.m.**

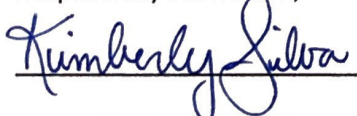
- A. Conference with Real Property Negotiator (Government Code Section 54956.8)  
Agency Negotiator: Tom Trott  
Under Negotiations: Instructions to negotiator on price and payment terms.  
Real Property: Ridge Road, Twain Harte, CA 95383 / APN: 048-720-03  
Negotiating Parties: Todd McNeal
- B. Conference with Legal Counsel – Anticipated Litigation:  
Significant exposure to litigation pursuant to Government Code Section 54956.9(b)  
(1 case)

*President Mannix reconvened the meeting into regular session at 11:46 a.m. with reportable action taken by a motion from Director Sipperley and second from Director deGroot the board voted unanimously to enter into an agreement to sell the real property: Ridge Road, Twain Harte, CA 95383 / APN: 048-720-03 to Todd McNeal for \$30,000 plus Todd McNeal pays for the fees and closing cost.*

**ADJOURNMENT:**


The meeting was adjourned at 11:48 a.m.

Respectfully submitted,



Kimberly Silva, Board Secretary

APPROVED:



Eileen Mannix, President