



CAMBRIA COMMUNITY SERVICES DISTRICT

MINUTES OF MARCH 12, 2026, REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS OF THE CAMBRIA COMMUNITY SERVICES DISTRICT

The Cambria Community Services District Board of Directors held a regular meeting on Thursday, March 12, 2026, at 10:00 a.m. at the Cambria Veterans' Memorial Hall, 1000 Main Street, Cambria, CA 93428.

1. OPENING

1.A Call to Order

President Farmer called the meeting to order at 10:00 a.m.

1.B Pledge of Allegiance

President Farmer led the Pledge of Allegiance.

1.C Establishment of Quorum

A quorum was established.

Directors present: Harry Farmer, Karen Dean, Tom Gray, Debra Scott, and Michael Thomas.

Staff present: General Manager Matthew McElhenie, Administrative Department Manager Denise Fritz, Confidential Administrative Assistant Haley Dodson, Utilities Department Manager Jim Green, Facilities & Resources Manager David Aguirre, Fire Chief Michael Burkey, Fire Captains Craig Brooks and Greg McGill, Firefighters Tyler Loudermilk, Wil Stewart, and Drew Kanner, and SAFER Firefighters Henry Wright, Ethan Klemowicz, and Cole Berkeland.

Staff present via Zoom: District Counsel Timothy Carmel, Program Manager Tristan Reaper, and Administrative Technician IV Eric Johnson.

1.D President's Report

President Farmer reported that new renovations have been completed at the Veterans' Hall. He also noted that rainfall has been lower than expected and that a heat wave is approaching.

1.E Agenda Review

President Farmer asked if there were any changes to the agenda.

Director Thomas requested that Regular Business item 7C be discussed first. The Board of Directors agreed.

2. BOARD MEMBER COMMUNICATIONS

There were no Board Member Communications.

3. ACKNOWLEDGEMENTS

3.A Swearing in of New SAFER Firefighters

Fire Chief Burkey administered the oath of office to Henry Wright, Ethan Klemowicz, and Cole Berkeland as SAFER Firefighters.

4. PUBLIC COMMENT

Christine Heinrichs, Cambria (also submitted a written comment for the record)
Jeff Helman, Cambria
Juli Amodei, Cambria
Chelsie Foster, Cambria

5. PUBLIC SAFETY

5.A Sheriff's Department Report

There was no Sheriff's Department Report.

Public Comment: none.

5.B California Highway Patrol (CHP) Report

Commander Gennuso provided a California Highway Patrol Report.

Public Comment: none.

5.C CCSD Fire Chief's Report

Fire Chief Burkey provided a report on the Fire Department's recent activities in Cambria for February.

Public Comment: none.

6. CONSENT AGENDA

6.A Consideration to Adopt the February 2026 Expenditure Report

6.B Consideration to Adopt the February 12, 2026 Regular Meeting Minutes

6.C Consideration of Approval of an Agreement between the Cambria Community Services District and County of San Luis Obispo to Accept Public Education Government (PEG) Funds for Audio-Visual Improvements to the District Board Chambers and to Authorize the General Manager to Execute the Agreement

The Board of Directors held a discussion.

Director Gray requested a correction to the February 12 meeting minutes. Page 17 states that Vice President Dean was absent at the beginning of the meeting; however, it should reflect that she arrived at 12:20 p.m., in the Establishment of Quorum section. It was noted that her late arrival is already documented on page 21.

Director Thomas requested a correction to the February 12 meeting minutes. On page 21, it states that the Board of Directors did not provide direction to staff regarding next steps, including whether to further refine the Phase 3 improvements, pursue exploration of the proposed restroom mural concept, consider renaming the Park, or whether gazebos should be constructed in the Park; however, it should reflect that the Board of Directors provided direction to staff regarding next steps.

Public Comment:

Christine Heinrichs, Cambria (also submitted a written comment for the record)

Director Gray moved to approve the Consent Agenda items, with two changes to the February 12 meeting minutes. One is in item 6G, change “did not provide” to “provided” in reference to the guidance to the staff. In the section of the Establishment of Quorum, it should reflect that Director Dean arrived at the meeting at 12:20 p.m., as noted in 6F.

Director Thomas seconded the motion.

Motion Passed Unanimously Ayes – 5 Nays - 0 Absent – 0

7. REGULAR BUSINESS

7.A Discussion and Consideration to Adopt the District Strategic Plan Update

General Manager McElhenie introduced the item and provided a summary.

The Board of Directors held a discussion.

Director Thomas requested that the comments for the Permanent Replacement of the San Simeon Water Line & Effluent Line reflect that the Board approved a \$585,000 contract with Cannon for design and engineering services on August 10, 2023.

Director Gray requested that “Ongoing” be entered as the Updated Target Completion Date for Work with the County of SLO and appropriate agencies to explore opportunities related to the dissolution of the San Simeon CSD, and that “Ongoing” be removed from the comments section.

Public Comment:
Dennis Dudzik, Cambria
Laura Swartz, Cambria

The Board of Directors thanked Dick Clark for his participation.

Director Thomas moved to adopt the District’s updated Objectives Status Report with minor modifications that have been communicated.

Director Scott seconded the motion.

Motion Passed Unanimously Ayes – 5 Nays – 0 Absent – 0

The Board of Directors took a break at 11:22 a.m.

The Board of Directors reconvened the meeting at 11:28 a.m.

The Board of Directors moved to Regular Business Item 7C.

7.B Discussion and Consideration of an Annual Review of the Affordable Housing Unit Allocation

General Manager McElhenie introduced the item and provided a summary.

The Board of Directors held a discussion.

Public Comment:

Lauren Younger, Cambria (submitted a written comment for the record)

Director Gray moved to approve maintaining the Affordable Housing Unit allocation at 56.

Vice President Dean seconded the motion.

Motion Passed Unanimously Ayes – 5 Nays – 0 Absent – 0

7.C Discussion and Consideration to Adopt the East Ranch Community Park Phase 3 Plan

General Manager McElhenie introduced the item and provided a summary.

Director Thomas provided a summary.

Shannon Sutherland provided a summary.

The Board of Directors held a discussion.

Public Comment:

Dennis Dudzik, Cambria

Christina Galloway, Cambria (submitted a written comment for the record)

The Board of Directors held a discussion.

Director Thomas moved to continue the discussion of items 7C and 7D on today's agenda regarding the Community Park to a subsequent meeting following the joint meeting of the Board and PROS Committee on the Community Park site.

Director Gray seconded the motion.

Motion Passed Unanimously Ayes – 5 Nays – 0 Absent – 0

The Board of Directors took a lunch break at 12:23 p.m.

The Board of Directors reconvened the meeting at 1:01 p.m.

The Board of Directors moved to Regular Business Item 7B.

7.D Discussion and Consideration of Adoption of Resolution 10-2026 Amending the Fiscal Year 2025-2026 Budget

This item was continued in conjunction with item 7C to a subsequent meeting following the joint meeting of the Board and PROS Committee on the Community Park site.

7.E Discussion and Consideration to Approve a Consultant Services Agreement with Revenue & Cost Specialists to Update the Cambria Community Services District's Fee Schedule and Capacity Fees, Authorize the General Manager to Execute the Agreement, and Adoption of Resolution 11-2026 Amending the Fiscal Year 2025-2026 Budget

General Manager McElhenie introduced the item and provided a summary.

The Board of Directors held a discussion.

Gregory Brown and Eric Johnson provided a summary.

The Board of Directors held a discussion.

Public Comment:

Christine Heinrichs, Cambria (also submitted a written comment for the record)

Gordon Heinrichs, Cambria

Director Thomas moved to approve a Consultant Services Agreement with Revenue & Cost Specialists to update the District's fee schedule and capacity fees, authorize the General Manager to execute the agreement, and adopt Resolution 11-2026 amending the Fiscal Year 2025-2026 Budget.

Director Gray seconded the motion.

District Counsel stated that the motion should include a correction to Exhibit A replacing "General Fund" with "Enterprise Fund."

Directors Thomas and Gray accepted the amendment to the motion.

Motion Passed Unanimously Ayes – 5 Nays – 0 Absent – 0

8. MANAGER REPORTS

8.A General Manager's Report

General Manager McElhenie provided a summary of the General Manager's Report.

Public Comment:

Christine Heinrichs, Cambria (also submitted a written comment for the record)

Elizabeth Bettenhausen, Cambria

8.B Facilities & Resources Manager's Report

Facilities & Resources Manager Aguirre provided a Facilities & Resources Department Report.

Public Comment: none.

8.C Finance Manager's Report

Administrative Department Manager Fritz provided a Finance Manager's Report.

Public Comment: none.

8.D Utilities Report

Utilities Department Manager Green provided a summary of the Utilities Department Report.

Public Comment: none.

9. BOARD MEMBER, COMMITTEE AND LIAISON REPORTS

9.A Finance Committee's Report

There was no Finance Committee meeting in February.

9.B Fire Protection Committee's Report

There was no Fire Protection Committee meeting in February.

9.C PROS Committee's Report

There was no PROS Committee meeting in February.

9.D Resources & Infrastructure Committee's Report

Written reports were included in the agenda packet.

9.E Other Liaison Reports & Ad Hoc Committee Reports

Written reports were included in the agenda packet.

Public Comment: none.

10. FUTURE AGENDA ITEM(S)

President Farmer asked for any future agenda items.

Director Thomas moved to place an item on the April 9, 2026, agenda to receive a presentation from the Cambria Center for the Arts regarding plans for murals on the Community Park restroom and to discuss and consider approving their plan.

President Farmer seconded the motion.

Motion Failed Ayes – 2 (Farmer & Thomas) Nays – 3 (Dean, Gray & Scott) Absent – 0

Confidential Administrative Assistant Dodson announced the items for the April Board meeting.

Public Comment:

Christine Heinrichs, Cambria (also submitted a written comment for the record)

Elizabeth Bettenhausen, Cambria

Vice President Dean suggested a Special Board Meeting on-site to view the Community Park site. She further commented that the Board will need to bring the discussion and consideration of the park plan back.

11. ADJOURN

President Farmer adjourned the meeting at 2:52 p.m.

For further details on the CCSD meeting, please visit the District's website.