CAMBRIA COMMUNITY SERVICES DISTRICT

MINUTES OF JULY 9, 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, July 9, 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 10:02 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, Fire Chief Michael Burkey, Utilities Department Manager Jim Green, Fire Captains Michael Castellanos, Craig Brooks and Kayla Graves, Engineer Colton Blume, Firefighter Wil Stewart, and SAFER Firefighter Ethan Klemowicz.

Staff present via Zoom: District Counsel Timothy Carmel, Program Manager Tristan Reaper, and Permitting and Compliance Officer Eric Johnson.

1.D President's Report

President Farmer provided a brief President’s Report.

1.E Agenda Review

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

Vice President Dean requested that Regular Business item 6B be discussed before 6A. The Board of Directors agreed.

2. BOARD MEMBER COMMUNICATIONS

President Farmer asked if there were any Board Member Communications. There were none.

3. PUBLIC COMMENT

Christine Heinrichs, Cambria (also submitted a written comment for the record)
Clyde Warren, Cambria
Tina Dickason, Cambria

4. PUBLIC SAFETY

4.A Sheriff's Department Report

There was no Sheriff's Department Report.

Public Comment: none

4.B California Highway Patrol (CHP) Report

There was no California Highway Patrol (CHP) Report.

Public Comment: none

4.C CCSD Fire Chief's Report

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

The Board of Directors took a break at 10:21 a.m. and reconvened at 10:25 a.m.

Public Comment: none.

5. CONSENT AGENDA

5.A Consideration to Adopt the June 2026 Expenditure Report

5.B Consideration to Adopt the June 11, 2026 Regular Meeting Minutes

The Board of Directors held a discussion.

Director Scott stated on page 24 of the minutes, Director Gray stated he'll accept appoint since it's in the agenda title, but it's confusing.

The staff will go back to the recording and adjust the minutes.

Director Scott stated on page 24 of the minutes that Director Scott requested a discussion and consideration for direction for Ms. Fritz about looking into how to make the budget document more transparent and better by separating the operational from the capital. It should say "operational accounts from the capital accounts."

Public Comment: none.

Director Thomas moved to approve the Consent Agenda.

Director Gray seconded the motion.

Motion Passed Unanimously Ayes – 5 (Farmer, Dean, Gray, Scott & Thomas) Nays – 0 Absent – 0

The Board of Directors moved to Regular Business item 6B.

6. REGULAR BUSINESS

6.A Discussion and Consideration of Cambria Skatepark Project Bids, Funding, and Possible Award of Contract

General Manager McElhenie introduced the item and provided a summary.

Dick Clark provided a summary and stated that the Cambria Community Council has $69,312 in a maintenance fund, $623,000 set aside for construction, and $14,274 in its Mechanics Account. He stated that the Cambria Community Council will provide the $175,000 funding gap needed to complete the skatepark. He explained that the funding sources will include reallocating disc golf funds that had been designated for the East Ranch project. He stated these are anonymous donor funds, and the donor agreed to redirect them to the skatepark. He further stated that additional funds will be withdrawn from the Edward Jones investment account and used to pay for the community restroom. He explained that the construction funding will come from two sources: the anonymous donor funds and investment income from the Edward Jones account. Mr. Clark also stated that the Cambria Community Council will provide a 15% contingency fund, totaling $201,600. He stated that the Community Council plans to set those funds aside and, if needed, will assume responsibility for providing the $201,600 contingency. Finally, he stated that the Cambria Community Council will ask its attorney to review the agreement with District Counsel to ensure the Cambria Community Council's funds are protected.

The Board of Directors held a discussion.

Public Comment:
Juli Amodei, Cambria
Dianne Brooke, Cambria
Timothy Mayer, San Simeon
Christine Heinrichs, Cambria
Margie Perez Sesser, Cambria
Madi Gibson read a comment for Laurie Mileur, Cambria
Gordon Heinrichs, Cambria
Wayne Gracey, Cambria
Laudon Rowen, Cambria
Linda Finley, Cambria
Bob Kasper, Cambria
Reb Botelho, Cambria
Chelsie Foster, Cambria
Champ Clark, Cambria
Tina Dickason, Cambria
Dean Rowen, Cambria
Jeffrey Smith, Cambria
Karin Argano – Greenspace The Cambria Land Trust, Cambria
Adam Babcock, Cambria
Steve Kniffen, Cambria
Shara Tatham, Cambria
Julie Tacker, Los Osos (submitted a written comment for the record)
Toby Cinque (submitted a written comment for the record)
Cyrus Tatham (submitted a written comment for the record)
Laurie and Ron Mileur (submitted a written comment for the record)
Cheryl McDowell, Cambria (submitted a written comment for the record)
Neal Breton (submitted a written comment for the record)
IAFF Local 4635, Cambria (submitted a written comment for the record)
Stephanie Arehart (submitted a written comment for the record)

Vice President Dean moved that the Board direct District Counsel to prepare a skatepark funding agreement working in collaboration with the Cambria Community Council and with the Board Ad Hoc Committee, consisting of President Farmer and Vice President Dean.

Director Scott seconded the motion.

Director Gray requested additional information in the motion, asking the Cambria Community Council to specify the amounts it will put forth toward the construction shortfall ($175,095.41) and contingency funding ($201,600), included in the agreement.

District Counsel provided a summary.

Motion Passed Unanimously Ayes – 5 (Farmer, Dean, Gray, Scott & Thomas) Nays – 0 Absent – 0

The Board of Directors took a lunch break at 12:33 p.m. and reconvened at 1:20 p.m.

6.B Discussion and Consideration to Adopt the Updated Fiscalini Ranch Public Access & Resource Management Plan

This item was discussed after the Consent Agenda.

General Manager McElhenie introduced the item and provided a summary.

Director Scott and Vice President Dean provided a summary.

The Board of Directors held a discussion.

Public Comment:
Dianne Anderson, Cambria
Kitty Connolly, Cambria
Ted Siegler, Cambria
Tina Dickason, Cambria
Dennis Dudzik, Cambria (also submitted a written comment and handout for the record)
Laura Swartz, Cambria

Director Thomas moved to approve the updated Fiscalini Ranch Public Access and Resource Management Plan, revised June 17, 2026.

Director Scott seconded the motion.

Motion Passed Unanimously Ayes – 5 (Farmer, Dean, Gray, Scott & Thomas) Nays – 0 Absent – 0

The Board of Directors moved to Regular Business item 6A.

6.C Discussion and Consideration of Introduction of Ordinance No. 02-2026 Amending, Updating, and Revising Various Sections of the Cambria Community Services District Municipal Code

General Manager McElhenie introduced the item and provided a summary.

The Board of Directors held a discussion.

Director Thomas requested that under Section 5.F., "*Decorating of the upper walls (above the wood trim approximately nine feet above the floor) or ceiling is prohibited except from permanently installed eyes and hooks approved by the building supervisor*" should be eliminated. It's referenced twice.

Director Gray required to remove "*and*" after hooks. The second paragraph should read, "*Decorating of the upper walls (above the wood trim approximately nine feet above the floor) or ceiling is prohibited except from permanently installed eyes and hooks approved by the building supervisor.*"

Director Gray moved that the Board introduce Ordinance 02-2026, amending, updating, and revising various sections of the Cambria Community Services District Municipal Code, including Section 1.04.020, Section 1.08.070, Section 2.08.040, Section 2.08.070, Section 7.04.010(F), and Section 6.05.050 by title only and waive further reading, with correction as noted on the record.

Director Scott seconded the motion.

Public Comment: none.

Motion Passed Unanimously Ayes – 5 (Farmer, Dean, Gray, Scott & Thomas) Nays – 0 Absent – 0

7. MANAGER REPORTS

7.A General Manager's Report

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

Public Comment: none.

7.B Facilities & Resources Manager's Report

General Manager McElhenie provided a Facilities & Resources Manager's Report.

Public Comment: none.

7.C Finance Manager's Report

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

Public Comment: none.

7.D Utilities Report

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

Public Comment:
Kitty Connolly, Cambria

8. BOARD MEMBER, COMMITTEE AND LIAISON REPORTS

8.A Finance Committee's Report

There was no Finance Committee meeting in June.

8.B Fire Protection Committee's Report

There was no Fire Protection Committee meeting in June.

8.C PROS Committee's Report

There was no PROS Committee meeting in June.

8.D Resources & Infrastructure Committee's Report

There was no Resources & Infrastructure Committee meeting in June.

8.E Other Liaison Reports & Ad Hoc Committee Reports

Written reports were included in the agenda packet.

Public Comment: none.

9. FUTURE AGENDA ITEM(S)

President Farmer asked for any future agenda items.

Confidential Administrative Assistant Dodson announced the items for the August Board meetings.

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

10. ADJOURN

President Farmer adjourned the meeting at 1:51 p.m.

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