

Reclamation District No. 1607

VAN SICKLE ISLAND-SOLANO COUNTY, CALIFORNIA

Minutes of Meeting

Van Sickle Island Board of Trustees

Wednesday, September 5, 2018

The meeting was called to order by President Dinelli at 6:00pm. In attendance besides President Gerry Dinelli were Trustees, Edmund Linscheid, Mike Warriner, Jay Gudebski and Kevin Confetti. Also in attendance were Secretary Chris Lanzafame, Mike Luippold, Shawn Kelly, Dominic Confetti, William Luippold, Bob Pinkston, Bill Peacock, Garrett Deal, Dan Dolan, Anita Luippold.

The minutes of the meeting of 9.14.17 were approved unanimously. (motion Confetti /second Linscheid.)

Mr. Lanzafame submitted financial statements which are attached to these minutes. Mr. Lanzafame explained that bids for the final FEMA project would be in on September 7 and that the engineer estimate was \$250,000. If the bid came in close to that the project would place 4000 tons of new material on the project work sites and the material that had been pushed into the island would be pushed back to finish the inside slopes of the worst levees. A discussion continued about what other work needs to be done and what we could afford to do based on a list of potential projects attached to these minutes. Mr. Lanzafame mentioned that the holders of the three time warrants due on January 1st would wait until the FEMA reimbursement for payment freeing up an additional \$30,000 for levee work. The board consensus was to work on new items as funding became available after the FEMA bids are in. The board authorized a phone/email vote to select the contractor and bid.

Mr. Lanzafame presented a proposed letter from CRC gas company to pay \$50,000 toward the FEMA project before the end of the calendar year. The agreement is attached to these minutes. The motion to approve the motion was made by Confetti, Seconded by Linscheid and approved unanimously. A new agreement would be negotiated in 2019.

Bill Peacock was asked to explain te negotiations going on between Richard Grillat and the owners of the Concord, Delta, Honker, Riverside, The Duck Club, Spoonbill and Hit and Miss regarding access to their properties. Mr Grillat had erected a gate and will not let anyone through. Recently Mr. Grillat through his attorney, George Kammerer, has submitted a Right of Entry and Release of All Claims Agreement (RERACA) which if signed by any club or member would allow for their use of the road. Mr. Deal stated that there would be a combination lock on the gate for those who signed the agreement to use. Mr. Deal passed out copies of that agreement one of which is attached to these minutes. Mr. Dolan who had been hired by Steve Thomas and Bill Peacock to research old deeds and rights of way stated that the evidence was very clear that the lower road shown on the 1932 map was indeed that nonexclusive right of way for all persons attempt to get to the Dutton railroad station which was located inside the 4 G Property 833 feet west of the levee along the railroad trestle. Once signed, the RERACA agreement would allow property owners needing access to their clubs to travel over the disputed roads.

Mr. Kelly brought up the point that he owns the gravel road that parallels the railroad trestle and that people using the 4G road also need his permission to use his road. His claim is that other landowners do not have an easement over his property but instead they only have his permission. His claim is that the true easement for those clubs is a road approximately 50 feet to the north of the gravel road and that over the years he has allowed landowners to use his gravel road since the gas companies have maintained it. He would like to create a similar agreement to that of Mr. Grillat.

Mr. Dolan suggested that a map of the disputed road should be attached to this agreement and recorded and that the Grillat February 2018 permission document that was recorded should be replaced. Mr.Lanzafame suggested that eventually a map describing the road should be agreed on and a set of driving guidelines with Mr. Grillat should be drawn up.

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Mr. Deal felt that the more people that signed the agreement would be best rather than just the clubs. Mr. Peacock asked Mr. Lanzafame to distribute a letter to the affected landowners with a copy of the agreement for each of their members to sign.

After that discussion Mr. Warriner asked that we act on item 7 on the agenda. Mr. Dinelli offered that since an agreement was reached there was no landowner lawsuit so there was no need for the district to commit funds to a lawsuit. A discussion was brought up as to the merits of the district signing the Grilla RERACA agreement. Mr. Linschied made a motion to have the District sign the agreement which was seconded by Mr. Confetti and approved unanimously.

Bill Peacock made a presentation to the landowners and board about the ongoing plans to find a buyer for the Island. He stated that DWR had gone quiet in their negotiations and that 5 private equity firms had signed Nondisclosure Agreements but there were no offers as of yet.

Mr. Lanzafame stated that he wanted to use emails for district notices instead of mailing as long as it was okay with each landowner. Mr. Confetti suggested that on the next assessment statement sent out we should put a question allowing landowners to opt out of meeting notices by mail so that those who wanted them to be mailed would continue to have them mailed. Mr. Lanzafame also stated that he had applied for a grant to have a web site built and he was asking the Board to approve the use of a district web site. Mr. Confetti asked if the builder would incorporate ADA requirements. Mr. Lanzafame stated that they do incorporate those requirements. Mr. Linschied made a motion to have the District publish the website which was seconded by Mr. Confetti and approved unanimously.

Flood dates were discussed and a consensus was reached to flood no later than October 10th.

The next meeting was tentatively scheduled for Thursday February 21st at 6pm at the district office.

A motion was made by Mr. Confetti to adjourn and seconded by Mr. Linschied. The meeting was adjourned at 7:43 pm.

Respectfully Submitted

Chris Lanzafame
Secretary to the Board of Trustees

Chris Lanzafame
10-17-18