



# TOWN OF DISCOVERY BAY

A COMMUNITY SERVICES DISTRICT

SDLF Platinum-Level of Governance



PLATINUM LEVEL

President – Carolyn Graham • Vice-President – Bryon Gutow • Director – Kevin Graves • Director – Ashley Porter • Director – Lesley Belcher

**MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF DIRECTORS  
OF THE TOWN OF DISCOVERY BAY  
Wednesday, June 18, 2025 7:00 P.M.**

**REGULAR MEETING 7:00 P.M.**

**A. ROLL CALL AND PLEDGE OF ALLEGIANCE**

1. Call business meeting to order 7:00 p.m.
2. Director Belcher led the Pledge of Allegiance.
3. Roll Call was taken, and all members were present with the exception of Director Porter who was absent. Director Graves joined the meeting remotely.

**B. PUBLIC COMMENTS (Individual Public Comments will be limited to a 3-minute time limit)**

- Speaker commented on how the Chair handled a prior meeting.

**C. CONSENT CALENDAR**

All matters listed under the CONSENT CALENDAR are considered by the District to be routine and will be enacted by one motion.

1. Approve Regular Board of Directors DRAFT Meeting minutes from June 4, 2025.
2. Monthly Disbursement Report – May 2025.
3. Approve Resolution No. 2025-09 – Special Planning (AD HOC) Committee.

Director Gutow made a motion to approve the Consent Calendar.

Director Belcher seconded.

Vote: Motion carried – AYES: 4 – Graham, Gutow, Graves, Belcher – NOES: 0, ABSTAINED:

0, ABSENT: 1 - Porter.

**D. PRESENTATIONS**

1. Veolia.

Presented by Anthony Harper, Project Manager for Veolia.

- Presentation was brief due to number of items on the agenda.
- No water complaints.
- No SSOs.
- SL Rat testing will start in the Golf Course in early July.

**E. DISCUSSION AND POSSIBLE ACTION**

1. PUBLIC HEARING - Discussion and Possible Action to Approve Town of Discovery Bay Proposed Rate Increase Pertaining to Water and Wastewater Services for FY 2026 through FY 2030 and Approval and Adoption of Resolution No. 2025-05 Establishing Charges for Water and Wastewater Service and Continuing Collection of Water and Wastewater Service Charges on the County Tax Roll.

General Manager Dina Breitstein introduced the item.

Presentation provided by Project Manager for Lechowicz & Tseng, Alison Lechowicz.

- Water and sewer rates are subject to Prop. 218.
- Rate study covers a 5-year period.

- Last rate study was conducted in 2020.
- Fixed charges are added to the Tax Roll.
- Metered water volume flow is billed monthly.
- Average monthly bill for water and wastewater charges will increase approximately 12% per year.
- Prop. 218 notices were mailed to residents on May 1, 2025.
- If approved, rates will go into effect July 1, 2025.

President Graham opened the Public Hearing.

Public Comments:

- The first speaker thanked the Board for their community service. He stated he is opposed to the rate increase.
- The second speaker asked for clarification on the Resolution title.
- The third speaker asked if the water is billed on the tax roll or not. He asked what happens in 2031 when the approved rates expire.
- The fourth speaker is a resident since 1977. He stated concerns with safety, road conditions, and speeding. He is opposed to the rate increase.
- The fifth speaker mentioned the pumps that were replaced eight years ago. He questioned the quality of Town pipes.
- The sixth speaker feels that water quality needs to be better to raise the rates.
- The seventh speaker commented on water quality. He compared the Town to PG&E.

The Board addressed the concerns the public brought up during Public Comment.

Public Hearing was closed.

Legal Counsel Andy Pinasco explained the Prop. 218 threshold. The threshold has not been met. Fifty-seven protest letters were received. The threshold was 3036.

Director Belcher made a motion to adopt Resolution 2025-05.

Director Gutow seconded.

Vote: Motion carried – AYES: 4 – Graham, Gutow, Graves, Belcher – NOES: 0, ABSTAINED: 0, ABSENT: 1 - Porter.

2. Discussion and Possible Action to Adopt Resolution No. 2025-06 - Approving Annual Discovery Bay Lighting and Landscape Zone #8 Appropriations Limit for FY 2025-2026.

Presented by Finance Manager Margaret Moggia.

- Discovery Bay Lighting and Landscape Zone #8 receives annual funding through a portion of property taxes collected within its boundaries.
- Each year, the Town of Discovery Bay Community Services District is responsible for identifying the appropriation limit in accordance Article XIII B of the California Constitution, known as Proposition 4 or the GANN Limit.

Public comment:

- The speaker asked if the money helps fund Cornell Park.

Director Graves lost connection at 7:50p.m.

Director Gutow made a motion to adopt Resolution 2025-06.

Director Belcher seconded.

Vote: Motion carried – AYES: 3 – Graham, Gutow, Belcher – NOES: 0, ABSTAINED: 0, ABSENT: 2 – Graves, Porter.

Director Graves reconnected remotely at 7:53p.m.

3. PUBLIC HEARING to Consider Town of Discovery Bay CSD Ravenswood Landscape Zone #9, Park, Lighting and Open Space Improvements District Assessment Report for the Fiscal Year 2025-2026; Continue Collection of Assessments on County Tax Roll and Adoption of Resolution No. 2025-07.

General Manager Dina Breitstein introduced the item.

Presented by Finance Manager Margaret Moggia.

- Herwit Engineering provided the Draft Assessment Engineer's Report to District Staff on May 20, 2025. In that report, Herwit determined that based on operating cost, the per parcel assessment should be set at \$853.06, which is the allowable maximum assessment for Zone 9.

President Graham opened the Public Hearing.

There were no public comments.

President Graham closed the Public Hearing.

Director Gutow made a motion to adopt Resolution 2025-07.

Director Belcher seconded.

Vote: Motion carried – AYES: 4 – Graham, Gutow, Graves, Belcher – NOES: 0, ABSTAINED: 0, ABSENT: 1 – Porter.

4. PUBLIC HEARING – Vacancy Reporting Obligations as Required by AB 2561.

Presented by Legal Counsel Andy Pinasco.

- California State Assembly Bill (AB) 2561 became effective on January 1<sup>st</sup>, 2025. The bill requires that public agencies report the status of their vacancies as part of a public hearing before their governing body at least once per fiscal year. The reporting must be made prior to the adoption of a final budget for the fiscal year.
- There is one employment vacancy (4% vacancy).

President Graham opened the Public Hearing.

There were no public comments.

President Graham closed the public Hearing.

Director Belcher made a motion to accept the report as proposed.

Director Gutow seconded.

Vote: Motion carried – AYES: 4 – Graham, Gutow, Graves, Belcher – NOES: 0, ABSTAINED: 0, ABSENT: 1 – Porter.

5. PUBLIC HEARING – Discussion and Possible Action to Approve Operating and Capital Improvement Budget for Fiscal Year 2025- 2026 and Adopt Resolution 2025-08 Adopting the Operating and Capital Improvement Budgets for Fiscal Year 2025-2026.

Presented by Finance Manager Margaret Moggia.

- At the Board Meeting on April 30, 2025, the Board of Directors was presented with the preliminary Fiscal Year 2025-26 budget to review and provide input to staff regarding the Town of Discovery Bay's revenue and spending plans for the coming Fiscal Year.
- Several changes were made to the Proposed Budget. As a result of these changes, staff updated various schedules including the capital cash flow and other summary schedules. In addition, staff also included a five-year forecast for each fund.

President Graham opened the Public Hearing.

There were no public comments.

President Graham closed the Public Hearing.

Director Graves stated the Finance Committee has reviewed the proposed budget multiple times over the past few months. The Committee recommends moving forward with approval of the budget.

Director Gutow made a motion to approve Resolution 2025-08.

Director Belcher seconded.

Vote: Motion carried – AYES: 4 – Graham, Gutow, Graves, Belcher – NOES: 0, ABSTAINED: 0, ABSENT: 1 – Porter.

**F. MANAGER'S REPORT**

None.

**G. GENERAL MANAGER'S REPORT**

None.

**H. DIRECTOR REPORTS**

None.

**I. DIRECTORS REGIONAL MEETING AND TRAINING REPORTS**

None.

**J. CORRESPONDENCE**

None.

**K. LEGAL REPORT**

None.

**L. FUTURE AGENDA ITEMS**

None.

**M. ADJOURNMENT**

1. Adjourned at 8:04p.m. to the next Regular Meeting of the Board of Directors on July 16, 2025 beginning at 7:00 p.m. at the Community Center located at 1601 Discovery Bay Boulevard.