



**NOTICE & AGENDA OF THE
Board of Directors Regular Meeting
October 14, 2025 • 6:00pm Meeting**

I. CALL TO ORDER

II. PUBLIC COMMENT ON ITEMS NOT AGENDIZED

During this time, the public may speak to the Board on any item not on the agenda of interest to the public within the subject matter jurisdiction of the Board. Pursuant to the Brown Act, the Board is not allowed to consider issues or take action on any item not listed on the agenda during this period. For action items listed on the agenda, the public will have an opportunity to comment prior to the Board's vote on such action items. Public comment is limited to three (3) minutes.

III. CONSENT CALENDAR

- a. Approval of Minutes
 - i. September 09, 2025, Regular Meeting

IV. FIRE

- a. Chief's Report
- b. Correspondence (*Discussion Item*)
- c. Amendment to Measure H Funding Agreement (*Action Item*)

V. WATER

- a. Correspondence (*Discussion Item*)
- b. Connection Fees (*Discussion Item*)

VI. COMMUNITY SERVICES

- a. Correspondence (*Discussion Item*)

VII. BOARD COMMENT

VIII. ADJOURNMENT

To request that an item be placed on the agenda within the subject matter of the jurisdiction of the Board, mail to PO Box 244, Occidental, CA 95465 or email the Board Clerk, Tiffanie Herring (admin@occidentalcsl.org) so that the request is received 10 days before the meeting which is usually held the second Tuesday of each month.



BOARD OF DIRECTORS MEETING MINUTES

Tuesday, September 9, 2025, 6:00 p.m.

Occidental Fire Dept – 3800 Bohemian Hwy, Occidental

1. **CALL TO ORDER** – The regular meeting of the Board of Directors of the Occidental Community Services District was called to order by President Ray Lunardi at 6:01PM. Roll Call of Directors: Ray Lunardi, Richard Eichenholz, and Tom Gonnella.
2. **PUBLIC COMMENT ON ITEMS NOT AGENDIZED** – None.
3. **CONSENT OF CALENDAR**
 - a. Minutes of August 12, 2025 – Motion to approve by Tom Gonnella and seconded by Richard Eichenholz.
4. **FIRE**
 - a. Chief's Report – 32 calls for August. The Suburban is for sale. The new utility is getting outfitted. Chipper grant is coming to an end so the district has to make a decision on what to do.
 - b. Correspondence – none.
5. **WATER**
 - a. Correspondence – water loss for August is 7.00%. All systems are working well.
6. **COMMUNITY SERVICES**
 - a. Correspondence – None.
 - b. FY 25/26 Final Budget – Motion to approve buy Gino Gaffney and seconded by Richard Eichenholz.
7. **ADJOURNMENT** – Motion to approve by Gino Gaffney and motion passed unanimously at 6:16PM.

MINUTES READ, APPROVED & ACCEPTED

Respectfully submitted,

Tiffanie Herring, Clerk of the Board

**FIRST AMENDMENT TO MEASURE H FUNDING AGREEMENT
BETWEEN THE COUNTY OF SONOMA AND
OCCIDENTAL COMMUNITY SERVICES DISTRICT**

This First Amendment to the Measure H Funding Agreement is made and entered into as of October 14, 2025 by and between the County of Sonoma, a political subdivision of the State of California, and OCCIDENTAL COMMUNITY SERVICES DISTRICT, hereinafter referred to as “COUNTY” and the “FIRE AGENCY”, and collectively as “the Parties.”

RECITALS

WHEREAS, on 11/12/2024 the Parties executed the initial Measure H Funding Agreement (“Initial Agreement”) pursuant to the voter-approved Measure H, “The Improved and Enhanced Local Fire Protection, Paramedic Services and Disaster Response Transactions and Use Tax Ordinance”, which added Article VIII to Chapter 12 of the Sonoma County Code (hereinafter “the Ordinance”); and

WHEREAS, the Initial Agreement expressly addressed the Parties intent and agreement to execute an Amendment prior to the submission of the Annual Report to set forth the Fire Agency’s proportional allocation pursuant to paragraph 4 of the Initial Agreement and the Fire Agency’s baseline personnel funding pursuant to paragraph 5 of the Initial Agreement, as applicable, and;

WHEREAS, the Parties are executing this First Amendment to provide the agreed amendments to paragraphs 4 and 5 of the Initial Agreement.

NOW, THEREFORE, in consideration of the foregoing, COUNTY and FIRE AGENCY do hereby agree as follows:

1. The Parties agree to comply with the purpose, intent, use of fund limitations and specific implementation provisions of the Ordinance, which became operative October 1, 2024.
2. The Parties agree that with the exception of the express amendments provided herein, all terms and conditions of the Initial Agreement remain in effect.
3. Paragraph 4 is replaced in its entirety and amended to read:

Baseline maintenance of effort. As provided in Section 12-65, Ordinance proceeds shall not be used to supplant FIRE AGENCY’S historical general fund contribution for providing fire related services. The proportional allocation to determine maintenance of effort is FIRE AGENCY’S baseline operating budget for Fiscal Year 2021-2022, which includes ad valorem property taxes, parcel taxes or any other taxes and/or fees in support

of the operating cost for providing fire related services but excluding limited term funds such as capital projects, grants, grant matches or other one-time revenues, will be reported on the FIRE AGENCY's Annual Report in Exhibit A. Because FIRE AGENCY is a fire district which allocates the entirety of its general fund to fire related services, there is no proportional allocation and no baseline maintenance of effort to report pursuant to the Ordinance.

4. Paragraph 5 is replaced in its entirety and amended to read:

Baseline personnel funding. For the purposes of Section 12-68(A) of the Ordinance, as provided in the operating budget for Fiscal Year 2021-2022, FIRE AGENCY'S annual existing revenues used to fund existing personnel in order to establish the baseline for measuring compliance with the requirement that sales tax proceeds shall only be used to pay for additional personnel will be reported on the FIRE AGENCY's Annual Report in Exhibit A. FIRE AGENCY's baseline personnel funding for FY 21-22 was \$315,000.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

COUNTY OF SONOMA

OCCIDENTAL COMMUNITY SERVICES
DISTRICT

By: _____
M. Christina Rivera, County Executive

By: _____
Board Chair

ATTEST:

By: _____
Clerk of the Board of Supervisors

By: _____
Board Clerk

APPROVED AS TO LEGAL FORM

FOR COUNTY:

FOR FIRE AGENCY:

County Counsel

Counsel

Occidental - Fire
Profit & Loss Budget vs. Actual
 July 1 through October 11, 2025

	TOTAL				
	Sep 25	Jul 1 - Oct 11, 25	Budget	\$ Over Budget	% of Budget
Income					
40000 · Tax Revenue					
40002 · Prop Tax - CY Secured	0.00	0.00	375,000.00	-375,000.00	0.0%
40003 · Direct Charges - CY	0.00	0.00	375,000.00	-375,000.00	0.0%
40012 · SB2557 Prop Tax Admin	0.00	0.00	-4,200.00	4,200.00	0.0%
40101 · Prop Taxes - CY Unsecured	0.00	0.00	10,500.00	-10,500.00	0.0%
40111 · Supplemental Prop Taxes - CY	0.00	0.00	9,000.00	-9,000.00	0.0%
40202 · Direct Charges - Prior Year	0.00	0.00	6,200.00	-6,200.00	0.0%
40211 · Prop Taxes - PY Unsecured	0.00	0.00	250.00	-250.00	0.0%
42291 · State Homeowners Prop Tax Relf	0.00	0.00	1,600.00	-1,600.00	0.0%
42293 · State - Other In-Lieu Tax	0.00	0.00	7.00	-7.00	0.0%
42295 · Measure H Tax Revenue	256,910.85	256,910.85	975,000.00	-718,089.15	26.35%
Total 40000 · Tax Revenue	256,910.85	256,910.85	1,748,357.00	-1,491,446.15	14.69%
44000 · Revenue - Use of Money & Prop					
44002 · Interest on Pooled Cash	0.00	7,702.45	2,500.00	5,202.45	308.1%
Total 44000 · Revenue - Use of Money & Prop	0.00	7,702.45	2,500.00	5,202.45	308.1%
45000 · Misc. Revenue					
45002 · Donations	50.00	250.00	0.00	250.00	100.0%
45000 · Misc. Revenue - Other	516.48	92,516.48	0.00	92,516.48	100.0%
Total 45000 · Misc. Revenue	566.48	92,766.48	0.00	92,766.48	100.0%
46000 · Strike Team/Upstaffing Income	0.00	0.00	1.00	-1.00	0.0%
Total Income	257,477.33	357,379.78	1,750,858.00	-1,393,478.22	20.41%
Expense					
50000 · Salaries and Employee Benefits					
50702 · Permanent Positions	19,941.79	80,115.02	450,000.00	-369,884.98	17.8%
50703 · Stipend Pay	13,698.00	61,421.52	250,000.00	-188,578.48	24.57%
50705 · Volunteer Pay	0.00	0.00	35,000.00	-35,000.00	0.0%
50710 · Strike Team/Upstaffing	0.00	0.00	1.00	-1.00	0.0%
50715 · FICA - Retirement	849.28	6,129.18	20,000.00	-13,870.82	30.65%
50720 · Medicare	528.84	2,092.17	5,000.00	-2,907.83	41.84%
50725 · Health Insurance	0.00	138.46	75,000.00	-74,861.54	0.19%
50730 · Unemployment	86.02	360.44	5,000.00	-4,639.56	7.21%
50735 · CalPERS	0.00	0.00	50,000.00	-50,000.00	0.0%
50808 · Worker's Comp	0.00	21,368.00	35,000.00	-13,632.00	61.05%
Total 50000 · Salaries and Employee Benefits	35,103.93	171,624.79	925,001.00	-753,376.21	18.55%
51000 · Services and Supplies					
51042 · Insurance - Premiums	0.00	30,573.00	30,000.00	573.00	101.91%
51061 · Maintenance - Equipment	6,007.17	20,000.82	100,000.00	-79,999.18	20.0%
51071 · Maintenance - Bldg & Improve	745.85	954.75	15,000.00	-14,045.25	6.37%
51202 · Election Services	0.00	0.00	2,500.00	-2,500.00	0.0%
51206 · Audit Services	0.00	0.00	4,500.00	-4,500.00	0.0%
51207 · Administrative Services	2,000.00	8,000.00	10,800.00	-2,800.00	74.07%
51211 · Legal Services	0.00	0.00	500.00	-500.00	0.0%
51221 · Office Expense	45.99	938.27	2,500.00	-1,561.73	37.53%
51225 · Training Services	0.00	996.02	5,000.00	-4,003.98	19.92%
51235 · Dispatch Services	0.00	3,594.50	6,500.00	-2,905.50	55.3%
51249 · Other Professional Services	194.05	2,883.45	10,000.00	-7,116.55	28.84%
51803 · Other Contract Services	0.00	0.00	8,400.00	-8,400.00	0.0%
51902 · Communications/Radios	440.11	6,824.09	15,000.00	-8,175.91	45.49%
51916 · County Service Charges	0.00	240.00	500.00	-260.00	48.0%

Occidental - Fire
Profit & Loss Budget vs. Actual
 July 1 through October 11, 2025

	TOTAL				
	Sep 25	Jul 1 - Oct 11, 25	Budget	\$ Over Budget	% of Budget
52021 · Clothing/Uniforms/Personnel	2,649.83	5,323.45	15,000.00	-9,676.55	35.49%
52031 · Food	0.00	0.00	1,500.00	-1,500.00	0.0%
52041 · Household Supplies Expense	0.00	1,826.46	7,500.00	-5,673.54	24.35%
52043 · Safety Supplies/Equipment	409.43	1,239.50	15,000.00	-13,760.50	8.26%
52061 · Fuel/Gas/Oil	0.00	5,090.26	20,000.00	-14,909.74	25.45%
52081 · Medical/Laboratory Supplies	774.53	2,613.02	12,000.00	-9,386.98	21.78%
52091 · Memberships/Certifications	0.00	2,678.75	8,000.00	-5,321.25	33.48%
52141 · Minor Equipment/Small Tools	11,132.89	24,919.29	20,000.00	4,919.29	124.6%
52191 · Utilities Expense	1,247.02	6,694.39	35,000.00	-28,305.61	19.13%
Total 51000 · Services and Supplies	25,646.87	125,390.02	345,200.00	-219,809.98	36.32%
55000 · Appropriation for Contingencies					
55011 · Appropriation for Contingencies	0.00	85,983.09	480,657.00	-394,673.91	17.89%
Total 55000 · Appropriation for Contingencies	0.00	85,983.09	480,657.00	-394,673.91	17.89%
60400 · Bank Service Charges	0.00	70.00	0.00	70.00	100.0%
Total Expense	60,750.80	383,067.90	1,750,858.00	-1,367,790.10	21.88%
Net Income	196,726.53	-25,688.12	0.00	-25,688.12	100.0%

Occidental - Water
Profit & Loss Budget vs. Actual
July 1 through October 11, 2025

TOTAL

	Sep 25	Jul 1 - Oct 11, 25	Budget	\$ Over Budget	% of Budget
Income					
45313 · Sale - Water					
45000 · Charges for Services	13,247.96	34,310.80	115,000.00	-80,689.20	29.84%
Total 45313 · Sale - Water	13,247.96	34,310.80	115,000.00	-80,689.20	29.84%
Total Income	13,247.96	34,310.80	115,000.00	-80,689.20	29.84%
Expense					
51000 · Services and Supplies					
51042 · Insurance - Premiums	0.00	0.00	5,000.00	-5,000.00	0.0%
51077 · Maint - Infrastructure	766.39	1,082.78	6,000.00	-4,917.22	18.05%
51206 · Audit Services	0.00	0.00	3,000.00	-3,000.00	0.0%
51207 · Administrative Services	0.00	0.00	7,200.00	-7,200.00	0.0%
51211 · Legal Services	0.00	0.00	5,000.00	-5,000.00	0.0%
51244 · Permits/License/Fees	200.00	400.00	4,000.00	-3,600.00	10.0%
51803 · Other Contract Services	4,143.56	15,360.04	50,000.00	-34,639.96	30.72%
51916 · County Service Charges	0.00	0.00	2,500.00	-2,500.00	0.0%
52091 · Memberships/Certifications	0.00	0.00	2,500.00	-2,500.00	0.0%
52101 · Other Supplies	0.00	0.00	500.00	-500.00	0.0%
52111 · Office Supplies	0.00	0.00	500.00	-500.00	0.0%
52117 · Mail and Postage Supplies	0.00	0.00	500.00	-500.00	0.0%
52191 · Utilities Expense	2,414.42	5,891.89	15,000.00	-9,108.11	39.28%
Total 51000 · Services and Supplies	7,524.37	22,734.71	101,700.00	-78,965.29	22.36%
55000 · Appropriation for Contingencies					
55011 · Appropriation for Contingencies	0.00	0.00	13,300.00	-13,300.00	0.0%
Total 55000 · Appropriation for Contingencies	0.00	0.00	13,300.00	-13,300.00	0.0%
60400 · Bank Service Charges	1.40	4.00	0.00	4.00	100.0%
Total Expense	7,525.77	22,738.71	115,000.00	-92,261.29	19.77%
Net Income	5,722.19	11,572.09	0.00	11,572.09	100.0%

Occidental - Community
Profit & Loss Budget vs. Actual
July 1 through October 11, 2025

TOTAL

	Sep 25	Jul 1 - Oct 11, 25	Budget	\$ Over Budget	% of Budget
Income					
40000 · Tax Revenue					
40002 · Prop Tax - CY Secured	0.00	0.00	40,000.00	-40,000.00	0.0%
40012 · SB2557 Prop Tax Admin	0.00	0.00	-450.00	450.00	0.0%
40111 · Supplemental Prop Taxes - CY	0.00	0.00	1,152.00	-1,152.00	0.0%
42111 · State - Other In-Lieu Tax	0.00	0.00	1.00	-1.00	0.0%
42291 · State Homeowners Prop Tax Relf	0.00	0.00	150.00	-150.00	0.0%
Total 40000 · Tax Revenue	0.00	0.00	40,853.00	-40,853.00	0.0%
44000 · Revenue - Use of Money & Prop					
44002 · Interest on Pooled Cash	0.00	0.00	25.00	-25.00	0.0%
Total 44000 · Revenue - Use of Money & Prop	0.00	0.00	25.00	-25.00	0.0%
Total Income	0.00	0.00	40,878.00	-40,878.00	0.0%
Expense					
51000 · Services and Supplies					
51031 · Waste Disposal Services	245.85	1,608.23	6,000.00	-4,391.77	26.8%
51202 · Election Services	0.00	0.00	500.00	-500.00	0.0%
51206 · Audit Services	0.00	0.00	3,000.00	-3,000.00	0.0%
51207 · Administrative Services	0.00	0.00	6,000.00	-6,000.00	0.0%
51226 · Consulting Services	0.00	0.00	1,000.00	-1,000.00	0.0%
51249 · Other Professional Services	0.00	0.00	1,000.00	-1,000.00	0.0%
51916 · County Service Charges	0.00	0.00	1,000.00	-1,000.00	0.0%
52071 · Materials and Supplies Expense	0.00	0.00	1,000.00	-1,000.00	0.0%
52091 · Memberships/Certifications	0.00	0.00	500.00	-500.00	0.0%
52111 · Office Expense	0.00	0.00	1,000.00	-1,000.00	0.0%
52117 · Mail and Postage Supplies	0.00	0.00	250.00	-250.00	0.0%
52193 · Utilities - Electric	597.55	1,530.06	6,000.00	-4,469.94	25.5%
Total 51000 · Services and Supplies	843.40	3,138.29	27,250.00	-24,111.71	11.52%
55000 · Appropriations for Contingencie					
55011 · Appropriation for Contingencies	0.00	0.00	13,628.00	-13,628.00	0.0%
Total 55000 · Appropriations for Contingencie	0.00	0.00	13,628.00	-13,628.00	0.0%
Total Expense	843.40	3,138.29	40,878.00	-37,739.71	7.68%
Net Income	-843.40	-3,138.29	0.00	-3,138.29	100.0%