

Minutes  
Caspar Community Board  
Friday, August 20, 2010  
Submitted by Judy Tarbell

Present:

Board: Paul Reiber, Paul Schulman, Jessie Lee vanSant, Annie Lee, Judy Tarbell.  
Dalen Anderson, Center Manager. Guests: Dan Dickson, Miriam Davis.  
Absent: David Alden (ill), Susan Juhl (traveling), Susan Keller (traveling)

Prior to the opening of this meeting, Paul Reiber closed the acceptance of bids on the construction of the Center remodel, and opened the three bids received: from Rosenthal and Thornton, Matson, and Swithenbank. The four contractors, and a number of sub-contractors were present as Paul Reiber read aloud each bid.

The bids were as follows:

#### CASPAR KITCHEN PROJECT BIDS RECEIVED

Bid items	Swithenbank Construction	Matson Construction	Rosenthal/Thornton Construction
Base bid	341,612	347,767	362,477
No. 1	35,751	36,240	36,202
No. 2	29,359	30,127	37,765
No. 3	16,353	24,072	33,143
No. 4	5,000	5,587	7,784
No. 5	4,340	Included in base	9,031
No. 6	13,000	9,036	14,751

The base bid includes all elements of the drawings, except the following which are bid separately:

1. solar panels
2. decks to the south and southeast of south room, and stairs to/from same
3. deck west of south room, connecting the two entrances; and roof over same
4. sliding door between existing south room and addition to same
5. replace roof over breezeway between kitchen and bathrooms (NB: Matson included this figure in its base bid; Swithenbank and Rosenthal/Thornton excluded it from the base bid. Swithenbank verbally noted that since the bids were opened and read aloud, Matson now should not be allowed to exclude this figure from its base bid.)
6. paint exterior of entire building

The contractors and sub contractors left the room and the board opened its meeting.

Annie Lee said she would post the kitchen article, which was inadvertently left

out of the current newsletter, at the post office and Dalen will send it to the list serve.

Approval of the minutes of the last meeting was postponed.

There was no correspondence

The financial committee (Jessie, David, Rhoda, Judy, Jim Tarbell) reported that the personnel committee must revisit its annual evaluation of the center manager and, with comment from the financial committee, make a recommendation to the board regarding a raise for Dalen.

CasparFest has created a category for individual sponsorships for \$100. Sponsors will receive abundant publicity at the event, and those signing up before the poster is printed will be included therein.

Land Use Committee met -- Michael Potts, Rochelle Elkan, Jessie Lee vanSant, Caroline Schooley, Rhoda Teplow, David Alden, Judy Tarbell; (Marty Johnson, Mike Dell'Ara, Deb Dawson and John Wozniak wish to be involved but couldn't make the meeting). Notes from that meeting have been circulated to the board and will be attached.

New Board member. Miriam Davis, who has volunteered extensively at Center events and who has attended more than three board meetings, agreed to join the Board. Paul Schulman moved to accept Ms. Davis' request to join the board and the board unanimously and enthusiastically welcomed Ms. Davis to the board.

Movies: Judy (and Michael St. John who was not present), proposed having a Second Sunday Cinema series at the Center. The manager noted that if a high-paying renter books far in advance, she would recommend moving the cinema that month to another evening. She also recommended that we evaluate the success of the showings after several months. Judy will make announcements at the Breakfast and Community Meeting and hope for more involvement from the community in planning and showing the films. Annie and Miriam expressed interest.

North Entrance. Jessie Lee noted that 15 years ago, following the death of Jenny Gealey, the community attempted to have the north entrance to Caspar reconfigured so it would resemble the configuration at Lansing Street and Highway One in Mendocino. Such a turn lane offers motorists a chance to slow down before entering the pedestrian area. Clark Davis of CalTrans recommended that Jessie talk with our Supervisor, Kendall Smith. Jessie will cc all correspondence with Smith to Howard Dashiell, DOT head.

Kitchen Bid and Presentation to Community at Fourth Sunday Breakfast and Community Meeting:

Paul Reiber will give a brief review of the Center remodel project; the design work

of Dan Dickson and drawings of Ron Lester; note the \$150,000 raised by the board, and the expenses to date, including septic evaluation, coastal development permit, architecture fees. We have \$100,000 in the bank for the remodel, and approval of a \$200,000 loan from USDA-RD. Above and beyond the contractor bid, Caspar Community needs to budget \$30,000 in contingency funds, and approximately \$10,000 for kitchen appliances, \$3,030 for Dan Dickson architectural services (his contract is for \$30,000), and \$1,500 additional payment to Paul Reiber for overseeing the project. Paul will review the bids submitted by Rosenthal/Thornton, Matson and Swithenbank which are good for 60 days, and note that Caspar Community needs to initiate paper work with USDA-RD for the loan in that time. He will explain that Caspar Community needs an additional \$90,000 in donations to begin the project (the base bid), or an additional \$190,000 to complete the project as we envisioned (items 1 through 6). Paul will make a thermometer to graphically explain funds raised and funds needed. Judy will make up donation cards and envelopes.

We need to raise the \$90,000 in 30 to 60 days, because of the need to begin processing the loan through USDA-RD in order for the contractor to begin the project before January 17 when the Coastal Development Permit again would need to be renewed if the project has not yet begun. At the same time, in the background, we will be looking with Dan Dickson at how to reduce the base cost. For example, Dan suggested we could not build the roof over the south entrance stairs, and not replace the roof over the existing bathrooms, with possible savings of \$35,000. Paul Reiber will ask USDA if we can accept a bid and then reduce it if we haven't raised sufficient funds. NB: USDA has stated it will not increase the amount of the loan above \$200,000 and Al Aiello, USDA director, noted to Paul Reiber that grant money is not available until next year. Since grant money is apportioned as a percentage of the entire project, we had been hoping there would be grant money left in this calendar year when the project total is high.

The board will have legal counsel (hopefully David Alden) and a community contractor review the bids.

The next board meeting will be Friday, August 27 at 9 am.

Meeting adjourned at 3 pm.

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Addendum:

o Notes of the Planning for Caspar's Future meeting, July 22, 2010  
Prepared by Judy Tarbell from notes by Rhoda Teplow and Judy

Attended by: Rochelle Elkan, Michael Potts, Caroline Schooley, Jessie vanSant, Rhoda Teplow, Judy Tarbell. Marty Johnson, Deb Dawson, John Wozniak, and Mike Dell'Ara send regrets and wish to be involved.

Caroline Schooley spoke about and provided a proposed change to the Mendocino Zoning Code 20.460.030, Camping, which addresses her concerns with camping with trailers and RVs. She will write an article for the upcoming newsletter.

It was agreed that Casparados had lost our planning groove and that we want to "get our groove back."

Discussing the future of Caspar's water would engage most of the community, is an important issue, and is manageable.

Pluses for controlling Caspar's water include:

1. It secures the future of the water resource by monitoring the water table
2. It deals with the safety/health matters involving water
3. It could supply water for fire prevention and control
4. It helps manage and plan development
5. It provides for emergency water in a disaster situation
6. Community control of water deters globalization of a local resource.

Some matters discussed re water include:

1. Water could be publicly held by a Community Services District or a Mutual Water Company
2. Water could be privately owned by concerned local individuals
3. Caspar Cattle Company has assumed a legal obligation to continue providing water to previously owned properties.
4. Caspar citizens could assume the burden of providing water to any development approved by county zoning. This would ease a concern of prospective buyers of the 150 acres for sale by Caspar Cattle Company
5. Skip Jones (Mendocino Water Co.) takes out +/- 16 truckloads of water a day in the very dry months from the lower wells just east of Highway One off Fern Creek.
6. Caspar residents could consider a sewer as well as a water district
7. Caspar South might purchase water from a Caspar water entity.
8. Caspar residents need to know how many people are currently unable to build because they have no access to water or have a parcel too small to have supply both water and septic.
9. At one time a Japanese company owned Mendocino Mineral Water Company.

Three Other Caspar-wide priorities were discussed:

1. Putting the Duck Pond into public hands.
2. Reinitiate purchasing the property east of the Community Center to Caspar Street and west of the Center to Caspar Road.
3. Include agriculture in the development of the 12 acres for sale to the southwest of the Caspar St./Highway One intersection.

Show a movie at the Community Meeting on August 22. Suggested were: Tap and Flow.