



80-Watt District Board of Directors Meeting
Thursday, May 21st, 2026
Open Session 11:00 AM – 12:30 PM
MEETING HELD IN PERSON AT SAFE CU
4636 WATT AVE., 2ND FLOOR, NORTH HIGHLANDS, CA 95660



AGENDA

NOTICE TO PUBLIC

You are welcome and encouraged to participate in this meeting. Public comment is taken (3 minutes maximum per person) on items listed on the agenda when they are called. Public comments on items not listed on the agenda will be heard at the meeting as noted on the agenda. Executive Order: N-29-20 allows the Board Meeting to be teleconferenced as listed.



= Votable Agenda Item

- (P) = Present
- (A) = Absent
- (V) = Virtual

ROLL CALL

Executive Director: Jhason Wint, M.B.A.

Board Chair/Treasurer: Jon Niddifer () Secretary: Annah Rulon () Vice Chair: Jon Isidoridy ()

Vanessa McCarthy-Olmstead () Spencer Eberle ()

Closed Session: Board Retreat Following Open Session

Open Session:

Call to Order, Introductions, and Public Comment:

- I. **Public Comment- 3 minutes**

- II. **Consent Agenda**
 - a. Security Minutes; April 1, 2026
 - b. Board Meeting Minutes; April 16, 2026

- III. **Committee updates:**
 - a. Security Task Force:
 - i. Trident Security Operations (TSO) Report
 - ii. Top Offenders
 - b. Maintenance & Beautification:
 - i. Olympic Cleaning Services Report
 - ii. Banners: Official Installation quote: \$7,280.00 (Already within range voted on and approved at April 2026 BOD meeting <\$10K) Agendized for additional vote if needed. Otherwise, deferred to vote last month.
 - c. Marketing & Advocacy Update:


- IV. **Executive Director Report (Jhason Wint)**
 - a. March Financial Report
 - i. Activity, Cash Flow report
 - ii. Discussion and vote to accept report as presented with ministerial adjustments made as needed.
 - iii. Teeter update
 - b. Following up on Director applications (1 application received)
 - c. Guest Speakers--Community Strong Strategies
 - i. **SWAT Analysis Report and Recommendations Presentation**
 1. Presenters:
 2. Richard Dana
 3. Christina Craner
 4. Isa Avanceña

- V. **Board of Supervisors Office**
 - a. Updates: (Vanessa McCarthy-Olmstead)

- VI. **Old Business**
 - a. Executive Director Performance Review
 - i. Compiling documentation now through May via live Google Doc.
 - ii. Submit May (will continue to add through June)
 - iii. Closed Meeting in June for decision and vote
 - iv. July to execute the decision

- VII.
 - a. Executive Director Board Director Support List. Sent to Board for review
 - i. CSS engaged and assisting *

BROWN ACT NOTICE: Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. Action may not be taken on items not posted on the agenda. **ADA NOTICE** Meeting facilities are accessible to persons with disabilities. . If you require special assistance to participate in the meeting, notify Jhason Wint, M.B.A. at 916.495.5599 at least 48 hours prior to the meeting.

- b. 2026-2027 3% Levy increase. Special Districts stated annual report due May 1st. We may request a levy increase at any time. The county will file it to have ready when they work on the levy authorization request to the BOS in Apr/May and to use for the levy submittal for the 26/27 property tax billing cycle. This item was voted on and approved and will drop off once report is submitted to County.
- c. Shine 2026-2027
 - i. Application window is June 1st-July 31st. 80 Watt will be applying.
-  d. Annual Report due to County Special Districts teams May 2026. **Vote to confirm approval of the annual report submitted to the county.**
 - i. Presentation Version will be ready by June 1.

VIII. **Additional Topics for the good of the order –**

- a. Quick topics requiring little discussion.
- b. Lengthy topics will be added to next month's agenda:

IX. **Adjournment:**