




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



****MINUTES****

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 Nidiffer (X) Secretary: Annah Rulon (X) Vice Chair: Jon Isidoridy (X)

Vanessa McCarthy-Olmstead () Spencer Eberle ()

Open Session: 11:03AM


Call to Order, Introductions, and Public Comment:

I. **Public Comment- 3 minutes** : Eric introduced himself as the new 90% owner of SPS. Jason sold to him. Vet-owned. Wanted to make introductions



II.  **Consent Agenda**

- a. Security Minutes; April 1, 2026 Jon I. motions to approve both minutes as disseminated. Jon N. 2nd. Vote 3 ayes- Motion PASSED!
- b. Board Meeting Minutes; April 16, 2026

III. **Committee updates:**

- a. Security Task Force:
 - i. Trident Security Operations (TSO) Report: Report given. Anna suggests metal lids with locks for Popeyes dumpster to thwart off transient activity after they do the dumpster run after closing. 76 needs more anti-loitering signage and look into lockable outlets. Tony Hicks will help with 602's in any way he can. Trever with TSO stated that they are now fully certified to train guards. That means in-house and for other companies.
 - ii. Top Offenders Report given
- 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 Anna Motion to approve as presented. Jon I second. VOTE, 3 ayes, Motion PASSED!
 - ii. Discussion and vote to accept report as presented with ministerial adjustments made as needed.
 - iii. Teeter update
 -  b. 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. Jon I Motion to approve. Annah 2nd. VOTE. 3 ayes. Motion PASSED!
 - c. Following up on Director applications (1 application received)
 - d. Guest Speakers--Community Strong Strategies
 - i. **SWAT Analysis Report and Recommendations Presentation**
 - 1. Presenters:
 - 2. Richard Dana
 - 3. Christina Craner
 - 4. Isa Avanceña
- Report given with remaining time and printed materials for reference. Well received by the board.

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

- b. Executive Director Board Director Support List. Sent to Board for review
 - i. CSS engaged and assisting *
- c. 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.
- d. Shine 2026-2027
 - i. Application window is June 1st-July 31st. 80 Watt will be applying.

VII. **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:

VIII. **Adjournment: 12:47PM**