

**Board of Directors**  
Trish Bello-Kunkel, Chairperson  
Gilbert Somerhalder, Vice Chairperson  
Linda Matteri, Treasurer  
Curt Caldwell, Director  
Angie de Fremery, Director

**Knightsen Town Community Services District  
P.O. Box 763  
Knightsen, CA 94548**



August 7, 2020

Mr. Tim Jensen  
Assistant Public Works Director  
Public Works Dept. - Flood Control Division  
Contra Costa County  
255 Glacier Drive Martinez, CA 94553

Sent via e-mail:  
Tim.Jensen@pw.cccounty.us

Dear Mr. Jensen:

Per your email request for financial records from Knightsen Town Community Services District (KTCS D) regarding pumping costs paid since the formation of the district in 2005, I have researched the district's records and found there were two instances in the past 15+ years when pumping occurred: 1) In 2017 (prior to when I or any other current board members were on the Board), the district paid Rain For Rent \$3,416.92 for equipment and labor and Baldocchi Farms \$403.65 for diesel; 2) in 2019 (after the current board members took office), the district reimbursed the East Bay Regional Park District (EBRPD) \$793.88 for fuel only. Copies of the invoices for these costs are enclosed.

In your request, you noted that you would like to obtain this information to estimate the average annual pumping cost that could potentially occur going forward if KTCS D is dissolved. In that regard, I believe it is important to note that there is NO agreement between KTCS D and the current property owner (EBRPD) with regard to anything, including pumping. It is also important to note that in 2019 the pumping that occurred was to remove water from the EBRPD property. It is my understanding there was no water pumped off County roadways or County right-of-ways.

In 2019, when KTCS D offered reimbursement for fuel costs, we informed EBRPD, "Despite the fact that KTCS D had no obligation to provide assistance, on a non-precedent setting basis and as a good neighbor, we offered to reimburse for fuel cost to operate the additional pump." KTCS D is not legally, financially, or contractually obligated to pay for such expenses. Additionally, KTCS D does not discharge or direct water as it does not own any properties, drainage facilities or right of-ways.

Lastly, in researching district files we found some additional information which I believe you may find useful. The minutes for the August 4, 2011 KTCSD board meeting reference a statement made by Jack Bean a representative for Ron Nunn Farms (the prior owner of the EBRPD property). The minutes reflect that Mr. Bean told KTCSD manager Frank Dell, "Mr. Bean stated that the 500 acres had a water table of two feet and had no standing water since 1989."

Sincerely,



Trish Bello-Kunkel  
Chairperson, Knightsen Town Community Services District

Enclosures:

- 1) Invoice from Rain for Rent, 3/27/2017
- 2) Invoice from Rain for Rent, 3/29/2017
- 3) Invoice from Baldocchi Farms, 4/5/2017
- 4) Invoice from East Bay Regional Park District, 10/15/2019

Cc: Lou Ann Texeira, Executive Officer, Contra Costa LAFCO  
Barbara A. Brenner, Churchwell White



# INVOICE

**Rain For Rent Bay Area**  
 5301 Live Oak Avenue  
 Oakley CA 94561  
 United States  
 925-679-2803

24/7 Emergency 800-742-7246  
 www.rainforrent.com

Your sales person	REMIT PAYMENTS TO:
CAMREN SAVILLE	Rain for Rent  RAIN FOR RENT FILE 52541 LOS ANGELES, CA 90074-2541

CONTRACT # 1008016  
 CUSTOMER Knightsen Town Community District

INVOICE# 1017440  
 INVOICE DATE 3/27/2017

PO or JOB# EMERGENCY PUMP RENTAL  
 PAYMENT DUE 4/26/2017

CUSTOMER # 128669  
 NAME Knightsen Town Community District

PLEASE PAY \$2,910.85

ADDRESS 3067 Knightsen Ave  
 Knightsen CA 94548

SHIPPED TO JOBSITE:  
 NAME Knightsen Town Community District

ADDRESS EMERGENCY PUMP RENTAL -  
 KNIGHTSEN  
 Isolated Track  
 Knightsen CA 94548

PHONE

PHONE

*PAID  
 4/11/17  
 No. 383*

**Notes:**

CONTACT: STEVE OHMSTEDE  
 CYCLE BILL 2/23 - 3/22

QTY	UOM	DESCRIPTION	PRODUCT #	STATUS	DATE OUT	BILLED THRU	DAYS BILLED	PRICE	AMOUNT	TAXABLE
1.00		PUMP IND 6" DV175C 1104C44 TR	608120	Off Rent	2/23/2017	3/22/2017	28.00	\$1,698.00	\$1,698.00	Y
1.00		ADAPT 6" FLNGxGRV WLDSTL	726306	Off Rent	2/23/2017	3/22/2017	28.00	\$6.99	\$6.99	Y
1.00		ADAPT 8" GRVxFLG CAST 7180	726309	Off Rent	2/23/2017	3/22/2017	28.00	\$8.99	\$8.99	Y
6.00		CPLR 6" GRV HEAVY WT CAST 77	720766	Off Rent	2/23/2017	3/22/2017	28.00	\$7.00	\$42.00	Y
3.00		CPLR 8" GRV HEAVY WT CAST 77	720768	Off Rent	2/23/2017	3/22/2017	28.00	\$8.99	\$26.97	Y
1.00		ELL 6" 90DEG GRV CAST 7110	721174	Off Rent	2/23/2017	3/22/2017	28.00	\$6.99	\$6.99	Y
1.00		HOSE 6"x25' HD TNK TRK GR 100#	722433	Off Rent	2/23/2017	3/22/2017	28.00	\$86.94	\$86.94	Y
2.00		HOSE 8"x20' PVC SUC GRV	727238	Off Rent	2/23/2017	3/22/2017	28.00	\$86.94	\$173.88	Y
3.00		PIPE 6"x40' GRV AL 83	976940	Off Rent	2/23/2017	3/22/2017	28.00	\$17.99	\$53.97	Y
1.00		STRAINER 6" RHS60 STL STD	725293	Off Rent	2/23/2017	3/22/2017	28.00	\$24.99	\$24.99	Y
1.00	EA	General Labor BILLING PER QUOTE 10-045-715184 FOR DELV ON 2/23	M149			SERVICES		\$55.00	\$55.00	
1.00	EA	Rental Services - Install BILLING PER QUOTE 10-045-715184 FOR DELV ON 2/23	M-INSTALL			SERVICES		\$348.00	\$348.00	
1.00	EA	Rental Services - Delivery BILLING PER QUOTE 10-045-715184 FOR DELV ON 2/23	M-DELIVERY			SERVICES		\$150.50	\$150.50	Y
1.00	EA	Fuel Surcharge FSC-BILLING PER QUOTE 10-045-715184	FSC			SERVICES		\$6.99	\$6.99	Y

ENVIRONMENTAL FEE:	\$31.95
TOTAL SALES:	\$0.00
TOTAL RENTALS:	\$2,129.72
TOTAL SERVICES:	\$560.49
TOTAL OTHER:	\$0.00
SUBTOTAL:	\$2,722.16
TAX:	\$188.69
<b>TOTAL:</b>	<b>\$2,910.85</b>

FOR PROPER CREDIT, PLEASE INCLUDE INVOICE NUMBER ON YOUR PAYMENT.  
 PAST DUE AMOUNTS ARE SUBJECT TO A SERVICE CHARGE OF 1.50%  
 CUSTOMER, (RENTEE OR BUYER as context requires), shall be deemed to accept  
 all terms, conditions and provisions hereof upon execution of this agreement;  
 ordering; or delivery of equipment to customer, whichever comes first.

**PAYMENT TERMS: NET 30**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_





# INVOICE

**Rain For Rent Bay Area**  
 5301 Live Oak Avenue  
 Oakley CA 94561  
 United States  
 925-679-2803

24/7 Emergency 800-742-7246  
 www.rainforrent.com

<b>Your sales person</b>	<b>REMIT PAYMENTS TO:</b>
CAMREN SAVILLE	Rain for Rent  RAIN FOR RENT FILE 52541 LOS ANGELES, CA 90074-2541

**CONTRACT #** 1008016  
**CUSTOMER** Knightsen Town Community District

**CUSTOMER #** 128669  
**NAME** Knightsen Town Community District

**ADDRESS** 3067 Knightsen Ave  
 Knightsen CA 94548

**PHONE**

<b>INVOICE#</b>	<b>INVOICE DATE</b>	<b>PO or JOB#</b>	<b>PAYMENT DUE</b>
1018701	3/29/2017	EMERGENCY PUMP RENTAL	4/28/2017

**PLEASE PAY** \$506.07

**SHIPPED TO JOBSITE:**  
**NAME** Knightsen Town Community District  
**ADDRESS** EMERGENCY PUMP RENTAL -  
 KNIGHTSEN  
 Isolated Track  
 Knightsen CA 94548  
**PHONE**

*PAID  
 4/9/17  
 No. 384*

**Notes:**

CONTACT: STEVE OHMSTEDE  
 COMPLETE RETURN ON 3/22 SERVICES ONLY

QTY	UOM	DESCRIPTION	PRODUCT #	STATUS	DATE OUT	BILLED THRU	DAYS BILLED	PRICE	AMOUNT	TAXABLE
1.00	EA	General Labor REMOVAL LABOR FOR EQUIPMENT RETURNED ON 3/22	M149			SERVICES		\$348.00	\$348.00	
1.00	EA	Rental Services - Pickup RETURN HAULING	M-PICKUP			SERVICES		\$150.50	\$150.50	
1.00	EA	Fuel Surchage FOR RETURN HAULING	FSC			SERVICES		\$6.99	\$6.99	Y

<b>TOTAL SALES:</b>	\$0.00
<b>TOTAL RENTALS:</b>	\$0.00
<b>TOTAL SERVICES:</b>	\$505.49
<b>TOTAL OTHER:</b>	\$0.00
<b>SUBTOTAL:</b>	\$505.49
<b>TAX:</b>	\$0.58
<b>TOTAL:</b>	<b>\$506.07</b>

FOR PROPER CREDIT, PLEASE INCLUDE INVOICE NUMBER ON YOUR PAYMENT.  
 PAST DUE AMOUNTS ARE SUBJECT TO A SERVICE CHARGE OF 1.50%  
 CUSTOMER, (RENTEE OR BUYER as context requires), shall be deemed to accept  
 all terms, conditions and provisions hereof upon execution of this agreement;  
 ordering; or delivery of equipment to customer, whichever comes first.

**PAYMENT TERMS: NET 30**

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

Tom Baldocchi, Sr.  
(925) 625-3115

# BALDOCCHI FARMS

Tom Baldocchi, Jr.  
Home: (925) 625-7361  
Pager: (209) 839-6925

TRACTOR WORK • OAT & GRASS • HAY  
Collectors of Antique Tractors & Implements  
3921 Delta Road • P.O. Box 47 • Knightsen, CA 94548

Date 4-5-17

Name Knightsen SERVICE Dist

Address Knightsen CA

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Contact: Steve

QTY / HRS	DESCRIPTION	RATE	AMOUNT
135	GAL Diesel	2.99	403.65
<div style="border: 1px solid black; border-radius: 50%; padding: 20px; width: fit-content; margin: 0 auto;">           PAID 4/9/17 No. 386         </div>			

DEPOSIT

SUB TOTAL

PAID IN FULL

FREIGHT / SHIPPING

CASH

TOTAL

CHECK # \_\_\_\_\_

LESS DEPOSIT

Received by \_\_\_\_\_

BALANCE DUE

403.65

< >

403.65

Thank You

File

**EAST BAY REGIONAL PARK DISTRICT**

**INVOICE**



**Remit To:**

East Bay Regional Park District  
Attn: Accounts Receivable  
P.O. Box 5381  
Oakland, CA 94605-0381  
(888)-EBPARKS

KNIGHTSEN TOWN ~~GSE~~ *CSD*  
ATTN: ~~SUE CURTIS~~ *Trish Bello-Kunkel*  
P.O. BOX 763  
KNIGHTSEN, CA 94548

Customer No. 100924  
Date 10/15/19  
Invoice No. AR127760

OTHER CHARGES

793.88

DIESEL FUEL FOR PUMP

check #: 1017  
Date: 10/29/19

Mailed to East Bay  
Regional Park on 11/18/19  
Expense Category: Miscellaneous

**Total Due For This Invoice:**

**\$ 793.88**

**A LATE CHARGE WILL BE ASSESSED ON AMOUNTS UNPAID 30 DAYS AFTER DATE OF INVOICE  
AT THE RATE OF 1% PER MONTH OR FRACTION THEREOF OR PER CONTRACT TERM**