CROCKETT COMMUNITY SERVICES DISTRICT (CCSD)

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MINUTES OF THE BOARD SPECIAL MEETING ON AUGUST 26, 2026.

1. CALL TO ORDER - ROLL CALL: President McDonald called the meeting to order at 6:33 PM. Directors Barassi, Mackenzie, McDonald, Murdock, and Spinner were present. General Manager (GM) Goodman, Sanitary Department Manager (SDM) Barnhill, Recreation Department Manager (RDM) Maria, and District Secretary (DS) Rivas were present. Crockett Sanitary (CVSAN) Chair Wais was present.
2. PUBLIC COMMENTS ON NON-AGENDA ITEMS: None.
3. ADMINISTRATIVE:
    a. DISCUSS THE REVIVAL COFFEE LEASE NOTICE OF TERMINATION AND DIRECT STAFF. The GM presented the topic, noting that a 60-day notice to terminate was issued to Revival Coffee's lease due to numerous lease violations, including but not limited to hosting unauthorized gatherings and delinquent rent in excess of 3 months. Staff stressed that the gatherings often block access to District vehicles and fire egress.

    Director Murdock, who wrote the original lease, emphasized that the coffee shop's original intent was to sell coffee and pastries—not a parking-lot market or a master-tenant arrangement and the importance of maintaining its quality. He hoped Revival would continue as a coffee shop.

    The Recreation Department relies on Community Center rentals. Recreation Manager Maria highlights the need for coordination to avoid conflicts with other District events.

    Numerous Public speakers expressed support for Revival Coffee and the events it hosts, urging a resolution to keep the business open. A few public speakers supported the District's enforcement of the lease. The event coordinator responsible for organizing Revival events assumed responsibility for subleasing the parking lot and collecting vendor fees.

    Revival Coffee owners argued a misunderstanding and expressed a desire to negotiate. A motion was made to pause the termination for 30 days to negotiate a new lease or licensing agreement. The Board agreed with Director Spinner to assist in negotiations. The meeting emphasized the need for clear communication and compliance with lease terms to avoid disrupting District operations and community events.

    A motion passed unanimously to leave the termination order in place and negotiate a new lease or licensing agreement over the next 30 days. (Barassi 1st, Mackenzie 2nd, 5/0)
4. ADJOURNMENT: The meeting was adjourned at 7:21 pm.

Respectfully submitted,
Sonai Rivas, MBA
District Secretary