

NIPOMO COMMUNITY SERVICES DISTRICT

Celebrating 42 - Years of Service 1965 - 2007

AGENDA

MAY 23, 2007 8:30 A. M.

BOARD ROOM 148 SOUTH WILSON STREET, NIPOMO, CA

BOARD of DIRECTORS

MICHAEL WINN, **PRESIDENT**
LARRY VIERHEILIG, **VICE PRESIDENT**
CLIFFORD TROTTER, **DIRECTOR**
ED EBY, **DIRECTOR**
JAMES HARRISON, **DIRECTOR**

PRINCIPAL STAFF

BRUCE BUEL, **GENERAL MANAGER**
LISA BOGNUDA, **ASSIST. ADMINISTRATOR**
DONNA JOHNSON, **BOARD SECRETARY**
JON SEITZ, **GENERAL COUNSEL**
DAN MIGLIAZZO, **UTILITY SUPERVISOR**

Mission Statement: The Nipomo Community Services District's mission is to provide the community with reliable, quality and cost-effective services.

Vision Statement: The Nipomo Community Services District's vision is to manage the resources and future growth of the community.

NOTE:

- **All comments concerning any item on the agenda are to be directed to the Board President.**
- *Consistent with the Americans with Disabilities Act and California Government Code §54954.2 requests for disability related modification or accommodation, including auxiliary aids or services may be made by a person with a disability who requires the modification or accommodation in order to participate at the below referenced public meeting by contacting the District General Manager or Assistant Administrator at 805-929-1133.*
- *District-prepared staff reports and documents are generally posted on the District's website {**NCS.D.CA.GOV**} on the same date the agenda is posted.*
- *Items may be taken out of order. The Board typically breaks for lunch at approximately 12 noon and conducts closed session at that time, reconvening to public session at approximately 1:00 p. m.*
- *Please turn off any Cell Phone during the meeting as a courtesy to others*

A. CALL TO ORDER AND FLAG SALUTE
NEXT RESOLUTION 2007-1014
NEXT ORDINANCE 2007-106

B. ROLL CALL

C. CONSENT AGENDA ***The following items are considered routine and non-controversial by staff and may be approved by one motion if no member of the Board wishes an item removed. If discussion is desired, the item will be removed from the Consent Agenda and will be considered separately. Questions or clarification may be made by the Board members without removal from the Consent Agenda. The recommendations for each item are noted in brackets.***

C-1) APPROVE WARRANTS [RECOMMEND APPROVAL]

C-2) APPROVE BOARD MEETING MINUTES [RECOMMEND APPROVAL]
Approve Minutes of May 9, 2007, Meeting

C-3) AUTHORIZE STAFF TO FORWARD DRAFT PARKS MEMORANDUM OF UNDERSTANDING TO SLO COUNTY [RECOMMEND ADOPTION]

C-4) APPROVE CRAIG ANNEXATION PROPERTY TAX TRANSFER PROPOSAL PROPOSED BY SLO COUNTY [RECOMMEND ADOPTION]

C-5) AMEND CANNON WATER AND SEWER MASTER PLAN AGREEMENT TO EXTEND TIME AND DELETE INCORPORATION OF SUPPLEMENTAL WATER PROJECT RECOMMENDATIONS [RECOMMEND ADOPTION]

**Nipomo Community Services District
REGULAR MEETING
AGENDA**

- C-6) AUTHORIZE EXECUTION OF AGREEMENT WITH GROUND UP CONSTRUCTION TO PERFORM CONSTRUCTION MANAGEMENT SERVICES FOR BLACK LAKE WWTF LINER REPLACEMENT PROJECT [RECOMMEND ADOPTION]
- C-7) CONTINUE CONSIDERATION OF CHESTNUT VILLAS INTENT-TO-SERVE LETTER APPLICATION FOR MIXED USE COMPLEX AT 166 & 186 NORTH THOMPSON AVENUE TO AUGUST 22, 2007 BOARD MEETING [RECOMMEND ADOPTION]
- C-8) ACCEPT WATER AND SEWER IMPROVEMENTS FOR TRACT 2513 AND TRACT 2514 [RECOMMEND ADOPTION]

D. PRESENTATIONS AND PUBLIC COMMENT

- D-1) DR. BRAD NEWTON OF SAIC
Presentation of 2007 Groundwater Storage Update and Report on Coastal Monitoring Well Water Quality Results
- D-2) SHAYNE MORGAN OF DAVID TAUSSIG & ASSOCIATES
Presentation regarding Community Facilities District Project Funding
- D-3) DIRECTORS' ANNOUNCEMENTS OF DISTRICT & COMMUNITY INTEREST
Receive Announcements from Directors Items of District & Community Interest
- D-4) PUBLIC COMMENT ON ITEMS NOT ON AGENDA
Any member of the public may address and ask questions of the Board relating to any matter within the Board's jurisdiction not on the Board's agenda or pending before the Board.
Public Comment is limited to three (3) minutes or otherwise at the discretion of the President.

E. ADMINISTRATIVE ITEMS

- E-1) RECEIVE BLACK LAKE WWTF POND #3 LINER REPLACEMENT DESIGN AND AUTHORIZE BID SOLICITATION FOR SUBSEQUENT BOARD REVIEW [RECOMMEND ADOPTION]
- E-2) CONSIDER AUTHORIZING EXECUTION OF OUTSIDE USER AGREEMENT FOR VINTAGE HOMES TRACT 2560 PROPERTY AT WILLOW AND VIA CONCHA (FORMERLY GRAIG FAMILY TRUST) [RECOMMEND AUTHORIZING EXECUTION]
- E-3) CONSIDER ADOPTION OF REVISIONS TO PERSONNEL POLICY [RECOMMEND APPROVAL]
- E-4) CONSIDER EUCALYPTUS GARDENS INTENT-TO-SERVE APPLICATION FOR 81-UNIT MULTI-FAMILY COMPLEX AT 680 HILL STREET [RECOMMEND APPROVAL]
- E-5) CONSIDER BUTTERFLY LANE INTENT-TO-SERVE APPLICATION FOR 8-UNIT SUBDIVISION AT 365 BUTTERFLY LANE [RECOMMEND APPROVAL]

F. MANAGER'S REPORT

G. COMMITTEE REPORTS

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H. DIRECTORS' REQUESTS TO STAFF AND SUPPLEMENTAL REPORTS

I. CLOSED SESSION ANNOUNCEMENTS

1. CONFERENCE WITH LEGAL COUNSEL PENDING LITIGATION GC§54956.9 SMVWCD VS NCSA SANTA CLARA COUNTY CASE NO. CV 770214 AND ALL CONSOLIDATED CASES.
2. CONFERENCE WITH LEGAL COUNSEL PENDING LITIGATION GC§54956.9 MARIA VISTA VS. NCSA CASE NO. CV 040877, MARIA VISTA VS. NCSA CASE NO. CV 061079, AND MARIA VISTA VS. LINDA VISTA FARMS, NCSA ET AL CASE NO. CV 040150;
3. CONFERENCE WITH LEGAL COUNSEL RE: PENDING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9; NCSA VS. SLO COUNTY (CASE NO. CV 070066)
4. CONFERENCE WITH LEGAL COUNSEL RE: PENDING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9; MARIA VISTA ESTATES V. NCSA ET AL (CASE NO. ND07-10362RR IN UNITED STATES BANKRUPTCY COURT, CENTRAL DISTRICT, NORTHERN DIVISION

J. PUBLIC COMMENT ON CLOSED SESSION ITEMS

K. ADJOURN TO CLOSED SESSION

L. OPEN SESSION

ANNOUNCEMENT OF ACTIONS, IF ANY, TAKEN IN CLOSED SESSION

ADJOURN

➤ **THE FOLLOWING REGULAR BOARD MEETING IS JUNE 13, 2007.**

TENTATIVELY SCHEDULED ITEMS INCLUDE:

- Adopt Allocation Ordinance
- FY07-08 Budget Hearing
- FY07-08 Solid Waste Liens
- FY07-08 Black Lake Street Light Assessments
- FY07-08 Landscape Maintenance District #1 Assessments

➤ **THE FOLLOWING SPECIAL BOARD MEETING IS MAY 30, 2007.**

TENTATIVELY SCHEDULED ITEMS INCLUDE:

- FY07-08 Budget Workshop
- Future Water Projects Consideration