NIPOMO COMMUNITY SERVICES DISTRICT

Celebrating 42 - Years of Service 1965 - 2007

AGENDA

AUGUST 22, 2007 9:00 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. GENERAL MANAGER
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 {NCSD.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 2007-1036 NEXT ORDINANCE 2007-107

- B. ROLL CALL
- C. PRESENTATIONS AND PUBLIC COMMENT
 - C-1) INTRODUCTION OF NEW DISTRICT ENGINEER PETER SEVCIK Introduction of New District Engineer
 - C-2) PRE-VIEW OF NIPOMO CLEAN UP EVENT SEPTEMBER 24 to 28 Summarize Options and Cost to Property Owners
 - C-3) UTILITY SUPERVISOR DAN MIGLIAZZO Update on Utility Dept. Operations
 - C-4) DIRECTORS' ANNOUNCEMENTS OF DISTRICT & COMMUNITY INTEREST Receive Announcements from Directors Items of District & Community Interest
 - C-5) 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.

Nipomo Community Services District REGULAR MEETING AGENDA

- D. 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.
 - D-1) APPROVE WARRANTS [RECOMMEND APPROVAL]
 - D-2) APPROVE BOARD MEETING MINUTES [RECOMMEND APPROVAL] Approve Minutes of August 8, 2007 Meeting
 - D-3) ACCEPT RITCHIE SEWER IMPROVEMENTS AT 290 EAST CHESTNUT [RECOMMEND ADOPTION]
 - D-4) APPROVE EQUITY ADJUSTMENT TO FIELD FOREMAN SALARY SCALE [RECOMMEND ADOPTION]
 - D-5) AMEND AGREEMENT WITH ASSISTANT TO GENERAL MANAGER TO EXTEND FY07-08 PERMISSIBLE HOURS [ADOPT RECOMMENDATION]
 - D-6) AUTHORIZE SUBMITTAL OF CSDA BALLOT FOR SANDY YOUNG FOR SEAT B ON CSDA'S BOARD OF DIRECTORS FOR 2008 TO 2010 [AUTHORIZE VOTE]
 - D-7) NOT USED
 - D-8) AUTHORIZE RETENTION OF DISTRICT ENGINEER AT STEP 2 OF SALARY RANGE [ADOPT RECOMMENDATION]
 - D-9) AUTHORIZE SUBMITTAL OF SDRMA BALLOT FOR JOHN WOOLLEY, BILL MILLER AND JEAN BRACY ON SDRMA'S BOARD OF DIRECTORS FOR 2008-2012 [ADOPT RESOLUTION]
 - D-10) AUTHORIZE SLO COUNTY TO CONSTRUCT NCSD WATER LINE CHANGES RELATED TO RE-CONSTRUCTION OF MALLAGH STREET DRAINAGE STRUCTURES [ADOPT RECOMMENDATION]

E. ADMINISTRATIVE ITEMS

- E-1) CONSIDER NESTER INTENT-TO-SERVE APPLICATION FOR CHESTNUT VILLAS MIXED USE PROJECT AND TRANSFER ALLOCATION FROM SINGLE FAMILY FUND TO MULTI-FAMILY FUND [ADOPT RECOMMENDATION]
- E-2) CONSIDER NESTER INTENT-TO-SERVE APPLICATION FOR TEFFT AND THOMPSON MIXED USE PROJECT AND TRANSFER ALLOCATION FROM SINGLE FAMILY FUND TO MULTI-FAMILY FUND [ADOPT RECOMMENDATION]

Nipomo Community Services District REGULAR MEETING AGENDA

- E-3) CONSIDER FLATLEY INTENT-TO-SERVE APPLICATION FOR 691 WEST TEFFT MIXED USE PROJECT AND TRANSFER ALLOCATION FROM SINGLE FAMILY FUND TO MULTI-FAMILY FUND [ADOPT RECOMMENDATION]
- E-4) CONSIDER ADOPTION OF RESOLUTION AMENDING INTENT-TO-SERVE APPLICATION FEES [ADOPT RESOLUTION]
- E-5) REVISE SALARY RANGE FOR UTILITY SUPERINTENDENT AND AUTHORIZE RECRUITMENT [ADOPT RECOMMENDATION]
- E-6) SET DATE AND FORMAT FOR 2007 STRATEGIC PLAN WORKSHOP [ADOPT RECOMMEMDATION]
- E-7) REVIEW AND RESPOND TO ACTIONS OF 8/09/07 COUNTY PLANNING COMMISSION REGARDING AFFORDABLE HOUSING ORDINANCES AND FRAMEWORK FOR PLANNING [PROVIDE POLICY DIRECTION]
- F. MANAGER'S REPORT
- G. COMMITTEE REPORTS
 - 1. 8/9/07 Supplemental Water Committee Meeting
 - 2. 8/13/07 Finance Audit and Personnel Committee Meeting
- H. DIRECTORS' REQUESTS TO STAFF AND SUPPLEMENTAL REPORTS
- I. CLOSED SESSION ANNOUNCEMENTS
 - 1. CONFERENCE WITH LEGAL COUNSEL PENDING LITIGATION GC§54956.9 SMVWCD VS NCSD SANTA CLARA COUNTY CASE NO. CV 770214 AND ALL CONSOLIDATED CASES.
 - CONFERENCE WITH LEGAL COUNSEL PENDING LITIGATION GC§54956.9 MARIA VISTA VS. NCSD CASE NO. CV 040877, MARIA VISTA VS. NCSD CASE NO. CV 061079, AND MARIA VISTA VS. LINDA VISTA FARMS, NCSD ET AL CASE NO. CV 040150;
 - 3. CONFERENCE WITH LEGAL COUNSEL RE: PENDING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9; MARIA VISTA ESTATES V. NCSD ET AL. (CASE NO. ND07-10362RR IN UNITED STATES BANKRUPTCY COURT, CENTRAL DISTRICT, NORTHERN DIVISION
 - 4. CONFERENCE WITH LEGAL COUNSEL RE: PENDING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9; NCSD VS. SLO COUNTY (CASE NO. CV 070066)
 - 5. PUBLIC EMPLOYEE PERFORMANCE EVALUATION REVIEW GENERAL MANAGER'S PERFORMANCE PERSUANT TO GOVERNMENT CODE SECTION 54957
- J. PUBLIC COMMENT ON CLOSED SESSION ITEMS
- K. ADJOURN TO CLOSED SESSION

Nipomo Community Services District REGULAR MEETING AGENDA

- L. OPEN SESSION ANNOUNCEMENT OF ACTIONS, IF ANY, TAKEN IN CLOSED SESSION ADJOURN
- > THE NEXT REGULAR BOARD MEETING IS SEPTEMBER 12, 2007. TENTATIVELY SCHEDULED ITEMS INCLUDE:
 - o Water Conservation Program
 - o Office Landscape and Irrigation
 - o Retention of Lobby Firm to Seek Federal Water Funding
- > THE NEXT SPECIAL BOARD MEETING IS AUGUST 29, 2007. TENTATIVELY SCHEDULED ITEMS INCLUDE:
 - o Review Water Projects Proposed in Draft Master Plan