

NIPOMO COMMUNITY SERVICES DISTRICT

Regular Meeting - April 18, 1990

BOARD PRESENT

David Manriquez
Steven Small
Kathleen Furness
Alex Mendoza
Gordon Gracia

STAFF PRESENT

Art Shaw, General Counsel
W. Ryder Ray, General Manager
Barbara K. T. Haslam, Interim
Administrator

CALL TO ORDER AND FLAG SALUTE

President Manriquez called the meeting to order and led the flag salute.

APPROVAL OF MINUTES

1. RESCHEDULED MEETING - MARCH 28, 1990
On the motion of Director Small, seconded by Director Mendoza the Board unanimously approved the minutes.

BOARD ADMINISTRATION

2. REPORT ON ACTION TAKEN IN CLOSED SESSION MARCH 16, 1990
Barbara Haslam presented and welcomed W. Ryder Ray, who was hired by the Board of Directors. She stated he is willing to work with the Directors and Staff.
3. STATUS REPORT OF NIPOMO COMMUNITY SERVICES DISTRICT REMODEL
The site notice will be posted. The District has paid for and applied for the permit.
4. INTERIM ADMINISTRATOR REPORT
Interim Administrator Haslam reported that there is a lot going on in the District. She stated that Mr. Vierra (Eureka Well site outside District) is asking the District for fire protection. Letter was sent and no action is necessary at this time.

The San Luis Obispo County Inspector is aware of the Weaver situation. A hold has been put on that since September 7, 1989, until necessary requirements for occupancy of the three buildings is handled.

RAGS fencing has been completed.

Bill Dyer is checking the valve vibration at the pump site, as the bond for the job will be up in July. A report will be forthcoming next week.

FINANCIAL MANAGEMENT

5. REPORT ON STATUS OF LOCAL AGENCY INVESTMENT FUND ACCOUNT AND RECOMMENDATION TO MAKE TRANSFER

At the present time the District has a total of \$1,916,000.00 in their account. No action. Information only.

6. CLAIMS

On the motion of Director Small, seconded by Director Furness the Board unanimously approved the claims.

WATER RESOURCES MANAGEMENT

7. CONFIRMATION OF WATER AVAILABILITY TO NIPOMO OAKS

Interim Administrator Haslam noted that the District and Nipomo Oaks have had lengthy and involved discussions regarding their agreement with one another. The agreement is for storage tanks in order to increase District capacity to meet the growing demand in the area. The County is demanding that they hook up prior to map recordation.

Bill Dyer - Interim District Engineer was asked how the District should proceed to serve this development and also comply with development about 4,000 feet away from a connection.

Dan Lloyd (EDA) stated that a package agreement with Nipomo Oaks and the Board is ready for recordation, however, the District has to sign off.

The main problem is how service is going to be provided for the area. This is not a functional item.

On the motion of Director Mendoza, seconded by Director Gracia to authorize Board President Manriquez to sign and forward the draft letter to Bryce Tingle, Acting Planning and Building Department Director. Unanimously approved by the Board.

8. UPDATE ON SUPPLEMENTAL WATER PUBLIC INFORMATION MEETING WITH LEGAL COUNSEL STUART L. SOMACH

On the motion of Director Mendoza, seconded by Director Small the first informational meeting will be held Monday, June 25, 1990, at the NARA building.

On the motion of Director Small, seconded by Director Furness to direct staff to purchase copies of the newspaper which has a section on STATE WATER. Unanimously approved by the Board. (Legal Counsel Shaw to purchase papers).

9. REPORT ON DANA WELL SITES

The Grant of Easements has been recorded on March 20, 1990. Negative declaration was filed on March 19, 1990.

On the motion of Director Small, seconded by Director Mendoza to authorize the General Manager to proceed with bids for the design of pumps and casing. Unanimously approved by the Board.

SEWERAGE SYSTEM MANAGEMENT

10. DISCUSSION OF "GREAT DIVIDE"

Interim Administrator Haslam stated that at the present time we have not had any notification from A. Castellanos, Tract 1661 regarding the plan. Bill Rebik, Westland Engineering, informed the Directors that Andy is ready to proceed.

Of the 4 proposed sewer alignments the Directors appeared to be most enthusiastic about Option B.

At the present time Bill Rebik informed the Directors that he is gathering topographic information which should be available in approximately 2 weeks.

Dan Lloyd remarked that it was good that Westland Engineering is handling this along with Tract 1741.

Legal Counsel Shaw suggested that a Public Hearing be held and at that time a resolution be adopted. (Prior to that time he recommended that all easements be in hand before approval). He further stated that a blanket or floating easement might be agreeable.

Manager Ryder Ray and Bill Rebik will meet with Dan Lloyd to discuss the plan.

LAND DEVELOPMENT PROJECTS

11. TRACT 1556 BY TEFFT CORPORATION

General Counsel Shaw read draft Resolution, "A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT APPROVING AN INTERIM POLICY PERMITTING SUBDIVIDERS TO CONSTRUCT RESIDENTIAL UNITS CONCURRENTLY WITH THE CONSTRUCTION OF SUBDIVISION IMPROVEMENTS TO BE DEDICATED TO THE DISTRICT, SUBJECT TO CERTAIN RECORDED AGREEMENTS AND ESCROW PROCEDURES WHICH WILL ASSURE NO SALE OR OCCUPANCY OF RESIDENTIAL UNITS PRIOR TO COMPLETION OF DISTRICT IMPROVEMENTS; BUT NOT AUTHORIZING PERMISSION FOR SUCH CONCURRENT CONSTRUCTION UNTIL CONSTRUCTION OF REQUIRED SEWER PUMP STATIONS".

OTHER BUSINESS

19. DIRECTORS COMMENTS

20. PUBLIC COMMENTS

21. OTHER

ADJOURN TO CLOSED SESSION TO DISCUSS PERSONNEL

ADJOURN TO APRIL 25, 1990