

NIPOMO COMMUNITY SERVICES DISTRICT

REGULAR MEETING - APRIL 1, 1992

BOARD PRESENT

David Manriquez  
Steven Small  
Kathleen Fairbanks  
Alex Mendoza  
Gordon Gracia

STAFF PRESENT

Art Shaw, General Counsel  
Ryder Ray, General Manager

CALL TO ORDER AND FLAG SALUTE

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

APPROVAL OF MINUTES

1. REGULAR MEETING - APRIL 1, 1992  
Director Small moved, seconded by Director Mendoza to approve the minutes. Unanimously approved by the Board.

BOARD ADMINISTRATION

2. STATUS OF MAY 19, 1992 ELECTION  
Manager Ray stated that the last proofs of the ballot had been returned yesterday. All should be ready for the mailing on April 20, 1992. Everything is on schedule.

3. REPORT ON SAN LUIS OBISPO COUNTY BOARD OF SUPERVISORS PUBLIC MEETING MARCH 25, 1992 ON THE STATE WATER PROJECT

Ryder stated that the E.I.R. had been approved and returned to the County. He further stated that the verbage in the agreement had stayed the same and action should be taken by June 3, 1992. The final meeting on the State Water Project will be held on May 29, 1992.

Manager Ray reported that much of what happened was just repetitive.

President Manriquez stated those in attendance had received a hand-out of a break-down of how the cost would be levied on property owners if the total subscription is not met. (For each \$100,00 evaluation of property the owner would have to pay \$40.00 to help maintain the project).

Director Small mentioned that Santa Barbara County is just waiting in order to pick-up all the surplus water that they can.

4. MANAGERS REPORT

Manager Ray reported that he had met with the Building Committee (Directors Mendoza and Gracia) and they were in agreement that the District should proceed with the Maintenance Buildings first.

Ryder also informed the Directors that a verbal offer had been made to him for offices in the new building across the street. The office would consist of 960 sq. ft. at a cost of \$500.00 per month, which would be less than we now pay. If we accepted this offer we would be able to put the old building on the market.

Director Mendoza thought this was a good idea and felt that the District should start on the Maintenance Building.

This item to be brought back to the next meeting after the sub-committee meets.

Ryder said he has no information on the logos.

Manager Ray met with Paul Hood, Local Agency Formation Commission, and was informed that Black Lake CC and the Summit Station are approved for annexation.

Standard resolutions will be brought back for the next meeting. There are to be two separate resolutions and two separate annexations.

FINANCIAL REPORT

5. CLAIMS

Director Fairbanks moved, seconded by Director Gracia to approve the claims. Unanimously approved.

OTHER BUSINESS

6. AUDITORS REPORT AND FINANCIAL STATEMENTS FOR 1990-91

Director Small moved, seconded by Director Mendoza to accept the Audit Report and Financial Statement. Unanimously approved by the Board.

7. REQUEST FROM WM. G. KENGLE TO REVIEW SYSTEM FEE PAYMENT PROCEDURE

A copy of the pertinent part of the ordinance that established the procedure for collecting system fee payments is attached, for review.

Legal Counsel Shaw stated that the volunteer system was set up this way in order to make sure that capacity in the sewer system was assured for the volunteers.

Director Small asked if there was a basic system for the water.

Director Manriquez said that he doesn't think we have a system such as this for water.

Director Small remarked that it also provides capital for the future expansion of the plant.

Legal Counsel Shaw also reminded the Board that you do not have control until the homes are ready for occupancy, unless you have something in place.

Director Fairbanks stated if a person signed up for sewer, but as of this time not yet on line, the availability for use still has to be there.

Legal Counsel felt that this program needed some 'fine tuning'.

This item to be brought back to the Board if anything further develops. Manager Ray will send a letter to Mr. Kengle.

8. ANNUAL WATER QUALITY REPORT

Director Mendoza moved to have the report printed and mailed. Seconded by Director Fairbanks and unanimously approved by the Board.

9. REQUEST BY ENGINEERING DEVELOPMENT ASSOCIATES (EDA) FOR ANNEXATION OF THE HERMRECK PROPERTY, LOCATED EAST OF THOMPSON NORTH OF CHESTNUT

At this time Dan Lloyd, EDA, gave a presentation requesting annexation of the Hermreck property, located east of Thompson and north of Chestnut.

He mentioned the well on the property had produced very favorably at 100 gpm - it is an old well and should be cleaned out in order to hook it into our system.

Director Manriquez asked Mr. Lloyd about the original map.

He responded by saying that the proposed map is new and it would have a park and 2 added buffers. It would be developed in phases over a five year period. It would have adequate capacity for the homes to be built. The houses would be 6000 sq. ft. minimum.

Manager Ray suggested this be referred to committee.

Director Fairbanks moved, seconded by Director Gracia. Unanimously approved by the Board to have the sub-committee meet. (Directors Gracia and Manriquez)

10. NOTICE OF CSDA MEETING REGARDING AB 3214, PROPERTY TAX REVENUE

An informational program will be held on Thursday, April 2, 1992, at 7:30 P.M. Assemblywoman Andrea Seastrand, opposes AB 3214, and will address the potential impacts this Bill will have on Special Districts.

All Directors were invited to attend.

11. WELL REPORT, STATIC WATER DEPTH  
Ryder stated that the Eureka had not been pumped for about 4 weeks. Holding well with only Bevington being used at this time.

It was noted that water over pump = static level.

12. DIRECTORS COMMENTS

13. PUBLIC COMMENTS

ADJOURN