

NIPOMO COMMUNITY SERVICES DISTRICT

REGULAR MEETING - JUNE 3, 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 Manriquez called the regular meeting to order and led the flag salute.

APPROVAL OF MINUTES

1. REGULAR MEETING - JUNE 3, 1992

Director Gracia moved to approve the minutes. Seconded by Director Mendoza. All in favor. (Director Fairbanks not present)

BOARD ADMINISTRATION

2. CONSIDER EXTENDING THE SEWER FEE CREDIT FOR THE 1992-1993 FISCAL YEAR

Manager Ray reminded the Board that every year they had reduced the monthly sewer service fee by \$4.00. He stated that it could be reduced by \$8.00 this year as we have accrued \$45,000. Manager Ray also said that if necessary the Board also has the right to rescind the action.

Legal Counsel Art Shaw read Resolution No. 464, "A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT EXTENDING AND INCREASING FOR ONE ADDITIONAL YEAR THE MONTHLY SEWER SERVICE FEE CREDIT ESTABLISHED BY RESOLUTION NO. 378".

Director Small moved, seconded by Director Gracia, and on the following roll call vote, to wit:

AYES: Directors Small, Gracia, Mendoza, Manriquez

NOES: None

ABSENT: Mpme

the foregoing resolution was adopted this 3rd day of June, 1992.

FINANCIAL REPORT

3. CLAIMS

Director Small moved, seconded by Director Mendoza to approved the claims. Unanimously approved.

LAND DEVELOPMENT

4. OFFER OF DEDICATION OF SEWER FACILITIES FOR CO 88-185 (MUDGE)

On the motion of Director Small, seconded by Director Gracia an "Offer of Dedication" was unanimously accepted by the Board.

Upon the motion of Director Small, seconded by Director Fairbanks, and on the following roll call vote, to wit:

AYES: Directors Small, Fairbanks, Mendoza, Gracia and Manriquez

NOES: None

ABSENT: None

Resolution No. ~~465~~<sup>57</sup>, A RESOLUTION OF THE NIPOMO COMMUNITY SERVICES DISTRICT ACCEPTING THE WATER AND SEWER SYSTEM IMPROVEMENTS FOR CO 88-185 (Mudge) was adopted on June 3, 1992.

*Res 457 adopted 10-16-91*

OTHER BUSINESS

5. CONSIDER CPA FOR ANNUAL AUDIT

Director Small moved that the District issue a request for a proposal and advertise in the local papers. Director Mendoza seconded. Unanimously approved by the Board.

6. CONSIDER PROPOSED ANNEXATION CHECK LIST

Director Small moved, seconded by Director Fairbanks that the Board collect comments (written information) prior to June 26, 1992, in order that the sub-committee could meet on June 30th which would be prior to the first meeting in July. All in favor.

7. REQUESTED ANNEXATION OF THE WOODLAND PROPERTY (HANSEN INDUSTRIES). RRM DESIGN GROUP

Mr. Gurnee gave a brief presentation to the Board. The area in question has 1000 acres, separated by 160 acres from the Sphere of Influence.

He discussed some benefits to the District as well as Hansen Industries. He stated they had been active with the NAG group and also an up-date has been given to the County.

Mr. Gurnee further suggested that all acreage over 940 acres be used for industrial, which would include recreational use, such as golf course, etc. in order to bring in revenue for the county.

He said that when they file an E.I.R. it will take approximately 2 years for the project to get going.

He mentioned wastewater would be one thing that could be of benefit to H.Industries for the golf courses.

Director Fairbanks thought that this project could be of benefit to the District in getting parks and some recreation, and perhaps an ability to bring to the District an economic contributor for state water.

Mr. Gurnee stated that with or without the District, they plan to proceed. If necessary, they will form a mutual water company or community service district. The present plan includes 3 hotels, 60 acres for business areas, 2 private and 1 public golf course, and 300 homes. The golf courses will cover 750 acres.

The county has told them this is the best area for growth and they would certainly like to enter into some discussions.

Director Small noted that 2 annexations had already been approved by the Board.

Director Fairbanks thought it would be 'silly' for the Directors to say no.

Director Manriquez asked about other benefits the group could bring to the District. They thought perhaps additional roads and access would be important.

Director Small stated that we are at the present time over-extended, so we should be a little cautious.

Director Mendoza remarked it's a little premature to make a statement that would be 2 years down the road, even though we have extended boundaries considerably.

Mr. Gurnee said he would like to meet with Ryder for an hour or two and see whether there would be any further effort necessary.

Director Fairbanks also pointed out that there is a lot of growth outside this District, and our water is outside the District. We have to think of the water and growth is out there. If the growth is hurt - we lose our water.

Director Gracia also said that we were stuck in a moratorium. We had to go outside the District for water.

Mr. Gurnee will meet with Ryder in the near future.

8. REQUESTED ANNEXATION OF PROPERTIES SOUTH OF SOUTHLAND AVENUE AND WEST OF HIGHWAY 101

Sue Farris was in attendance as a representative of the group of people living in the above mentioned area.

The land is considered rural and the people would like to have it up-dated for rural residential or suburban. In order for this up-date they need water. The water in the area is of poor quality. It is not good for cattle grazing or agriculture. There are 28 parcels involved in this area and it is impossible to make changes without water.

Ryder said that he would check out their water quality if they wanted him to do so.

Director Mendoza said your action should come prior to the District becoming involved, a zoning change would be necessary, then we could talk about water.

It was noted that all information had to be in prior to July in order to make zoning changes.

Item tabled.

9. REQUEST BY MR. BILL KENGLE TO CONSIDER A REVISION IN THE WATER AND SEWER FEE SCHEDULE

Mr. Kengle presented the Board with a written report.

The payment of water and sewer fees were discussed. Mr. Kengle stated that prepayment of fees, in some cases as much as two years ahead of time is a hardship on everyone especially during the current financial crisis. It is possible that projects would not be completed for 3 or 4 years.

Director Fairbanks stated that when County finalizes a house it is possible we would not be able to collect our fees.

Director Small stated that by paying up front the District reserves capacity for your houses.

Mr. K. then asked the board to consider these projects lot by lot.

Legal Counsel Shaw said that on that basis it could fall thru the cracks with the County as it had done in the past.

It was suggested that a lien agreement might work for Mr. Kengle. Mr. Kengles' attorney should write up a proposal and then present it to the county counsel.

10. COMMITTEE REPORT ON DISTRICT REFUSE COLLECTION  
Sub Committee members will meet tomorrow.

11. PROPOSED TANK RESERVOIR PLANS AND SPECIFICATIONS  
Legal Counsel Shaw asked to review the standard set of plans. The plans are ready.

Director Small moved, seconded by Director Gracia to approve the drawings and specifications in order to go to bid on the new tank. Unanimously approved.

12. DIRECTORS COMMENTS  
Manager Ray informed the Board that water conservation is being used by our customers.

Discussion on the pay-off of the sewer bond was discussed and this will be brought back to the next meeting.

Ryder reminded the Board of the fictitious newsletter.

13. PUBLIC COMMENTS  
Mr. Luiz mentioned the 'rumors' that Mr. Ray had property in the Summit Station area. Ryder told Mr. Luiz that he would sell his property to him. (\$5.00 for all of it). Ryder is not an owner of property in the area.

Meeting Adjourned.