

NIPOMO COMMUNITY SERVICES DISTRICT

REGULAR MEETING

MARCH 17, 1993

7:30 P.M.

MINUTES

BOARD PRESENT

David Manriquez
Steven Small
Kathleen Fairbanks
Alex Mendoza
Gordon Gracia

STAFF PRESENT

Douglas Jones
Ryder Ray
Art Shaw, Counsel

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 - MARCH 3, 1993
Upon motion of Director Small and seconded by Director Mendoza the Board unanimously approved the minutes with Director Fairbanks absent for the vote.

BOARD ADMINISTRATION

2. SETTING A TIME AND DATE FOR AN INFORMATION HEARING FOR A POSSIBLE ASSESSMENT TO CONNECT FOLKERT OAKS MOBILE HOME PARK TO THE COMMUNITY SEWER SYSTEM. (Recommended Date April 7, 1993)
The home owners of Folkert Oaks would like to set up meeting at site to assess the damage. One will be set up. According to original agreement the developer is responsible for hooking the sewer line into the District system. This does not include individual property lines. The developer also abandon the existing facility. If he does not do this the property where the septic system is reverts back to the District. If he does make the connection, the property reverts back to the developer. The developer will be notified at the time the homeowners are notified. Director Small asked if this would be considered a failing system. Mr. Jones said it would just be a matter of time that the system would fail. After 17 years it has passed its usefulness. Director Small moved that the District notify the property owners and establish a meeting to discuss the assessment. It was seconded by Director Fairbanks. The Board unanimously approved a meeting for April 7 at the Regular Board meeting.

3. PROPOSED ORDINANCE REVISING PAYMENT SCHEDULE OF WATER AND SEWER SYSTEM FEES

First reading of ordinance by Mr. Shaw.
Discussion to clarify the meaning of 25%. Upon the motion of Director Small and seconded by Director Fairbanks the Board unanimously approved the first reading of Ordinance 93-69 authorizing phased payment of water and sewer fees.

4. INFORMATION ON CONSTRUCTION OF THE CAMINO CABALLO WATER LINE

Total estimated cost of construction and engineering is \$373,000. Several advantages to project. One is lower energy costs and a possible rebate from P.G. & E for lower electrical use. Another is the ability to run all wells at once if desired or necessary. It allows use of all facilities. It would loop the District system. In five to ten years it would pay for itself in energy cost savings. No easement problems because where line would be constructed is all in County roads. Director Small suggested to look at budget before a decision would be made. Consensus to bring back to next meeting with more information. Director Small asked how the budget is doing now. It was agreed that a quarterly report would be sufficient to know the status.

5. MANAGERS REPORT

(a) Sancon Engineering Inc. sent letter with price quotation to rehabilitate 14 of the District's sewer manholes and one sewer wet well. Mr. Jones said dealing with this company would be at a lesser cost because the guarantee of 5 years. More information is to be brought back to next meeting. There was a question of the need to go to bid. Mr. Shaw said no need because it is a repair job. Director Mendoza asked if new manholes were to be built would this product be put on them. Mr. Jones said yes. The sulfuric acid created by gases when combining with the condensation eats away at the inside of manholes thus creating need to repair.

(b) A letter from Nipomo Valley Mutual Water Company requesting a meeting with the Board. An informal study session was set for Wednesday March 31 at 7:30 p.m.

(c) LAIF report arrived after agenda was posted. A copy is attached.

FINANCIAL REPORT

6. NONE

LAND DEVELOPMENT

7. ANNEXATION REQUEST FROM MRS. SLEATH
Mrs. Sleath requested assurance that if her well fails she would be able to obtain water from the District. Director Small asks if her request meets the criteria for Resolution 197. Mrs Sleath said she would get estimates of cost of drilling another well on her property. If well fails, Mrs. Sleath was told to come back to Board for possible emergency service.
The Board wants to look at how the other Out-of-District services came to be serviced.
8. OFFER OF DEDICATION - IMPROVEMENTS FOR TRACT 1855
Resolution 479 was read by Mr. Shaw. Upon the motion of Director Small and seconded by Director Mendoza, Resolution 479 and the offer of dedication from Ted Moore was unanimously approved by the Board.

OTHER BUSINESS

9. COALITION FOR COOPERATIVE GOVERNMENT
CORRESPONDENCE
Letter from San Luis Obispo County informing the District of the Governor's proposal to take an additional \$2.6 billion from the local property tax revenues of cities, counties and special districts. For information only. No action taken by the Board.
10. DIRECTORS COMMENTS
Mr. Ray and Mr. Jones will be going to Sacramento Thursday concerning sewer project audit.
11. PUBLIC COMMENTS
(a) Mrs. Sleath asked if a study had been done in her area. She was instructed to contact County (Gibson) to see if they had because the District had not.

(b) Summit Station resident commented that the change of zoning which is proposed by the County is penalizing the residents.