

NIPOMO COMMUNITY SERVICES DISTRICT

REGULAR MEETING MAY 19, 1993 7:30 P. M.

BOARD ROOM 261 W. DANA ST SUITE 100 NIPOMO, CA

BOARD PRESENT

David Manriquez
Steven Small
Kathleen Fairbanks
Alex Mendoza
Gordon Gracia

STAFF PRESENT

Douglas Jones, Manager
Arthur Shaw, Counsel

MINUTES

CALL TO ORDER AND FLAG SALUTE

President David Manriquez called the meeting to order at 7:30 p.m. and led the flag salute.

APPROVAL OF MINUTES

1. REGULAR MEETING OF MAY 5, 1993
Upon the motion of Director Small and seconded by Director Gracia, the minutes of the May 5, 1993 Regular Meeting were unanimously approved.

BOARD ADMINISTRATION

2. PEOPLE SELF HELP HOUSING - MONTICETO VERDE II PUBLIC HEARING FOR ESTABLISHING MONTHLY SEWER FEE
Eight residents of Montecito Verde II were present at meeting. Mr. Jones explained that when the Self Help Housing project was developed PSSH contributed \$10,000 to assist in the maintenance cost if the monthly service fee did not cover all these expenses. This system has been in operation approximately 10 years and assuming the average operating cost during this period was about \$10/month/service then the yearly cost would be \$3,840 or \$38,400 for the 10+ years period. The District records do not indicate that a monthly sewer service fee was ever levied to the 32 lot subdivision since it was constructed in 1982. It is estimated that a monthly fee of about \$13.00 would cover the operation, maintenance, sampling and administration cost for this system. Staff has been working with People Self Help Housing about tying this system into the area wide sewer system. All the details of this possibility have not yet been completed.

Of the eight residents present the questions were concerning maintenance costs, what will the charge cover, (operation and maintenance) how long

will present system last (this is really unknown), why maintenance schedule not kept up for last 8 years (it was probably overlooked), will \$3500 hook up fee be cash up front (this depends upon financing), why system must be hooked up rather than repaired (will follow RWQCB requirements).

Director Mendoza made a motion that staff gather information to establish fees. It was seconded by Director Small. All in favor.

3. FOLKERT OAKS - INFORMATION UPDATE
No action taken.

4. MANAGERS REPORT

Painting complete on Hetrick water tank.

Mr. Jones suggested obtaining a bond council for Summit Station Public Hearing at the time assessment district proceeding begins.

EPA Audit of sewer plant is on-going.

In the 93-94 budget is a telemetering system for maintenance. Purchase of equipment will go to bid. A separate company will install the system.

Black Lake Golf Course area is in violation of salt content of the STP discharge requirements.

Summit Station is on LAFCO agenda Thurs. May 20 to consider annexation. If approved then a public hearing must be set to hear pros and cons. If 25% of residents are against annexation then it must go to a vote. If 50% are against, then annexation is killed.

Land development seems to be on the rise. Developers asking questions about front footage pay back. Need to set a committee to look at pay back policy.

State Water Regional Quality Control Board revenue program. Representative will be here May 24, 1993 to review the District Clean Water Grant Revenue Program.

New maintenance man, Roger Gomes, will begin working June 15.

Received \$155,000 from SLO County which is part of the fund reserve for the Black Lake Annexation. It was transferred to LAIF today.

FINANCIAL REPORT

6. LAIF MONTHLY REPORT
No report has been received by today.

OTHER BUSINESS

7. DIRECTORS COMMENTS
Inquiry about status of Maintenance Building.
Mr. Jones said the building parts were delivered today.
8. PUBLIC COMMENTS
Will report by Scott Slater be made available to public? (Depends on Slater.) The report should be completed in June.

What is status on Bar K Mobile Home Park?
Bar K owner has received will serve letter.
It is a volunteer property.

ADJOURN

NEXT REGULAR MEETING WILL BE JUNE 2, 1993

C:W:M051993