

NIPOMO COMMUNITY SERVICES DISTRICT

REGULAR BOARD MEETING      SEPTEMBER 22, 1993      7:30 P.M.

BOARD MEMBERS PRESENT

DAVID MANRIQUEZ, PRESIDENT  
STEVEN SMALL, VICE PRESIDENT  
KATHLEEN FAIRBANKS  
ALEX MENDOZA  
GORDON GRACIA

SECRETARY TO THE BOARD  
DONNA JOHNSON, ABSENT  
GENERAL MANAGER  
DOUGLAS JONES  
INTERIM COUNSEL  
JON SEITZ

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 SEPTEMBER 8, 1993  
Upon the motion of Director Small and seconded by Director Mendoza, the minutes of the September 8, 1993 Regular Meeting were unanimously approved.

BOARD ADMINISTRATION

2. MR. NORMAN THOLE - HIGH WATER USE  
WOULD LIKE RELIEF FROM HIGH WATER BILL DUE TO LINE LEAK  
Mr. Thole was not present at the meeting, however, the board decided to address this item. Mr. Thole had a failing water meter for several months which did not register water usage. Once his meter was replaced, high water usage was noted and a leak was detected. The failing meter was the contributing factor in NCS D not detecting a leak sooner. Mr. Thole would like relief for his June 15, 1993 water bill. Director Small moved assume Mr. Thole's average water use would have been \$13.00 for the 6/16, 5/17, 4/14, 3/15, 2/15, 1/15 & 12/15 billing dates and credit the remaining balance against the 6/16 bill of \$153.75. Director Gracia seconded the motion. Directors Small, Gracia and Mendoza voted yes with Directors Fairbanks and Manriquez voting no.

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3. MONTHLY SEWER FEE ORDINANCE

SECOND READING OF ESTABLISHING A \$16/MO. SEWER FEE  
General Counsel Seitz read Ordinance 93-73. Upon motion of Director Small and seconded by Director Fairbanks, the second reading of Ordinance 93-73 was unanimously approved.

ORDINANCE 93-73

AN ORDINANCE OF THE NIPOMO COMMUNITY SERVICES DISTRICT AMENDING EXHIBIT B TO SECTION IV OF ORDINANCE 86-48 TO: (1) REFLECT FULL PAYMENT OF ALL DISTRICT DEBT FOR THE COMMUNITY SEWAGE SYSTEM, AND (2) TO INCREASE SEWER SYSTEM OPERATIONAL AND MAINTENANCE CHARGE

4. SANDYDALE WATER LINE IMPROVEMENT - MR. BUCKLER

REQUEST NOT TO UPGRADE WATER LINE TO 8 INCH  
The tentative will serve letter issued to Mr. Buckler in approximately 1991 conditioned the approval upon him upgrading the existing 6" water line in front of his property to an 8" line. There is approx. 250 feet of 6" line in front of his property with an 8" and 10" line on each side. Mr. Buckler addressed the Board and asked why should he fix something that is working adequately right now. He also asked the Board if they would put the line in if he backs out of his lot split and abandons his project. He feels he should not have to contribute any cash to this request of upgrading the line to an 8" line. The Board discussed the possibility of a Front Footage Agreement as well as possibly splitting the costs with Mr. Buckler.

The Board directed staff to research this matter and present 2 to 3 viable options to the Board and Mr. Buckler for consideration.

5. ANNEXATION REQUEST - HAZEL LANE AREA

LAND OWNERS OF HAZEL LANE AREA HAVE REQUESTED ANNEXATION TO THE DISTRICT FOR WATER AND SEWER SERVICES.

Since Hazel Lane area is in the Cal Cities service area, the Board expressed their desire to have the applicant as well as NCSO obtain "position letters" from Cal Cities before any proceedings occur. It was also expressed that no action should be taken on this annexation until the South County

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Update is signed. The Board asked residents of the area if they could put together a "Total Development Plan" of the area and time line of development so that the District would have a clearer picture of the intended development. It was also stated that it would be preferable to have this annexation pre-approved by LAFCO/Cal Cities before proceeding. The Board was also interested in the projected water consumption of this development. No action was taken on this matter and will be continued at a later date.

6. MANAGER'S REPORT

The Right of Way work is continuing for the Summit Station Assessment District. Engineers are working with County to accept offers of dedication to reduce our work/appraisals, etc.

The NCSD logo was presented to Board. We plan to put the logo on trucks, letterhead, etc.

COP's financing will be too expensive to obtain to finance the construction of a new office building. A turn key metal building would cost about \$250,000.

Mr. Jones asked the Board for permission to obtain proposals from three architects to come up with a design and concept for a new building. Upon motion of Director Small, seconded by Director Fairbanks, the Board approved Mr. Jones' requested to obtain proposals from three architects. It was unanimously approved.

Mr. Jones presented copies of a letter he received from the PUC relating to Summit Station Water Co.

7. LAND DEVELOPMENT

NONE

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8. FY 1992-93 DRAFT AUDITORS REPORT

The Board of Directors reviewed the Auditors Report and Report to Management.

The Board comments on Report to Management:

CUSTOMER DEPOSITS

Upon motion of Director Small and seconded by Director Fairbanks, staff is directed to formalize the policies of length of time turn off deposits are held by the District.

HEALTH INSURANCE

The Board directed staff to review PERS policies periodically for changes and we would wait to see how President Clinton's plan proceeds.

INSURANCE COVERAGE

The Board directed staff to obtain competitive bids next Spring. They also asked staff to obtain Errors and Omissions insurance in our bidding process.

BOARD OF DIRECTOR FEES

General Counsel stated in his professional opinion NCSD should be following the CSD governing code rather than the Water code when it comes to Director Fees which limits Board Members to compensation of \$600.00 per month rather than \$1,000.00 per month.

OTHER BUSINESS

NONE

THE MEETING WAS ADJOURNED AT 9:25 P.M.

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