

NIPOMO COMMUNITY SERVICES DISTRICT

MINUTES

REGULAR BOARD MEETING NOVEMBER 17, 1993 7:30 P.M.

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

BOARD MEMBERS

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

MANAGER

DOUGLAS JONES
SECRETARY TO THE BOARD
DONNA JOHNSON
GENERAL COUNSEL
JON SEITZ

CALL TO ORDER AND FLAG SALUTE

President David Manriquez called the meeting to order at 7:35 p.m. and led the flag salute.

ROLL CALL

At roll call the following Board members were present:
Steven Small, Alex Mendoza, Gordon Gracia and David Manriquez

APPROVAL OF MINUTES

1. REGULAR MEETING OF NOVEMBER 3, 1993

Upon the motion of Director Small and seconded by Director Mendoza, the minutes of the November 3, 1993 were unanimously approved with Director Fairbanks absent.

Director Fairbanks arrived at 7:40 p.m.

BOARD ADMINISTRATION

2. MR. SCOTT SLATER

Mr. Slater presented list of potential consultants to evaluate the District's possibilities of obtaining supplemental water. A motion made by Director Small, seconded by Director Fairbanks to accept Special Counsel's recommendation to form a committee to screen potential applicants was unanimously approved.

A sub-committee consists of Directors Small and Manriquez.

3. BEVERLY CHAPMAN

Mr. Jones presented Ms. Chapman's situation again. Ms. Chapman said that the funds for Mr. Mudge property came from her and she should get a refund. Mr. Mudge said that it is a legal matter and to please wait until possible litigation is settled. Upon the motion of Director Small and seconded by Director Fairbanks the Board decided to accept counsel's recommendation to table matter of refund of water and sewer fees until matter between Mr. Mudge & Ms. Chapman is settled.

4. PROPOSED BRAND ANNEXATION

Mr. Jones explained that this item was continued from the Nov. 3, 1993 Regular Meeting. Mr. Jack Hunter asked for consideration to annex the Brand property into the District. Director Small would like to see resources like water offered when an annexation request comes to the Board.

Mr. Seitz gave several options. 1. Could continue annexation and by motion reaffirm resolution reserving the right to impose future conditions. Could put Ag water on fuse with possible agreement to shut off water with 2-3 month notice. 2. Table matter until LAFCO makes their approach to the District regarding this annexation on 11-18. Director Small asked the Board what is the annexation philosophy of this Board. Mr. Jones explained that one policy is not serving water alone. Mr. Small would like to have in the near future a Study Session on annexation policies in general instead of individual projects. Director Manriquez reminded the Board that the codification which is in process might aid in this matter. Mr. Small would like to look at Nipomo as a total picture to better plan for the future. Mr. Blair asked about Summit Station assessment. Mr. Jones explained that the Brand property would have no effect on amount of assessment to Summit Station residents.

A motion made by Director Gracia and seconded by Director Small to table this item until next meeting carried with a 4 to 1 vote.

5. BONITA HOMES - TRACT 1692

Mr. Jones explained that this item to investigate the possibility of reducing the will serve from 56 to 28 parcels was continued from the Nov. 3 Board meeting. Mr. Jones had contacted the County Building Department & was informed that there would be no problem to reduce the number of parcels because they would not issue a building permit without a will serve letter from the District. Upon motion of Director Small and seconded by Director Fairbanks the Board unanimously decided to rescind the previous will serve letter of January 19, 1989 and reissue a new will serve letter for 28 parcels and to accept payment of 25% of fees.

6. SANDYDALE WATER LINE - BUCKLER

Mr. Jones explained that Keith Buckler, at previous board meetings, had requested the Board to waive the requirement of upgrading the existing 6" water line fronting his property on Sandydale Road to an 8" line. The will serve letter approved by the Board on February 20, 1991 required the water line be upgraded for Mr. Buckler's lot split. When the Pomeroy Rd and Sandydale intersection was improved by the County a number of years ago the Sandydale water line was upgraded to 8" across this intersection. This would leave approx. 350 feet remaining to be upgraded. Est. cost for the proposed improvement is around \$12,000. Mr. Jones is concerned about the fire flow not being sufficient for fire protection. Several options were presented.

1. Waive the requirement of upgrading to an 8" water line.
2. Share in the construction cost of upgrading the line.
3. Have the District supply the 8" pipe and the applicant provide the installation.
4. Have the applicant upgrade the 6" water line as stated in the will serve letter.

Mr. Buckler feels he should not need to pay for any of the line. Director Mendoza asked Mr. Buckler to be open for negotiation. There was lots of discussion in the audience.

The Board directed staff to negotiate with Mr. Buckler. Director Small wants to come up with solution that would apply to other similar situations and not just this one.

7. MANAGER'S REPORT

Hazel Lane - Petition received from some of the property owners of the Hazel Lane area. Most on list are not in the proposed annexation area but across street.

Summit Station Right of Way letters are in the mail. There will be more information at the next meeting. At their Nov. 9. meeting the County accepted the Right of Ways offered.

Scada System hopefully will be installed by Thanksgiving. Extra costs for meter heads and transducers will be approx. \$5,000.

Maintenance building should have power by Friday.

Manhole coating - 2 bids came in from the 15 sent out. More information on that at next meeting.

Grande sewer - Some people from the Orchard and Grande area are interested in tying into the sewer. Mr. Jones suggested to them to get together and possibly form an assessment district to fund connection and possibly at same time as Hazel Lane.

LAND DEVELOPMENT

8. NONE

FINANCIAL REPORT

9. APPROVAL OF WARRANTS
Upon the motion of Director Small and seconded by Director Mendoza the Board unanimously approved the November 17, 1993 warrants.

LAIF statement arrived today.
Balance for 10/31/93 is \$1,467,125.47.

OTHER BUSINESS

10. DIRECTORS COMMENTS
Director Manriquez asked for clarification on LAFCO. Mr. Seitz explained that if a majority of Special Districts want to be on the LAFCO committee, then LAFCO must accept them.

11. PUBLIC COMMENTS

NONE

President Manriquez adjourned to a closed session at 9:45 p.m.

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