

**NIPOMO COMMUNITY SERVICES DISTRICT**  
**MINUTES**

REGULAR BOARD MEETING    DECEMBER 1, 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

Upon roll call the following Board members were present:  
Directors Small, Fairbanks, Mendoza, Gracia and Manriquez.

APPROVAL OF MINUTES

1. REGULAR MEETING OF NOVEMBER 17, 1993  
Upon the motion of Director Small and seconded by Director Fairbanks, the Board unanimously approved the minutes of Nov. 17, 1993 with correction of Item 5 (Director Small made the motion and Director Fairbanks seconded.)

BOARD ADMINISTRATION

2. QUITCLAIM DEED TO MR. CAL ARMTROUT  
Mr. Jones explained the San Luis Obispo County Service Area No. 1B (Black Lake Estates) has via Quitclaim Deed, deeded to NCS D the property that was previously used as a septic tank disposal area for the Black Lake Mobile Estates development. The deeded property to the District has a reversionary clause in it that if the property is no longer used for sewer purposes it revert back to the Developer. An agreement dated Feb. 12, 1993 between the District and Mr. Cal Armtrout (the developer) allows the northerly 120 feet of the subject property to be given back to Mr. Armtrout. Upon motion of Director Small, seconded by Director Fairbanks, the Board unanimously adopted Resolution No.93-492.

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO  
COMMUNITY SERVICES DISTRICT AUTHORIZING THE  
EXECUTION OF A QUITCLAIM DEED TO CAL ARMTROUT

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3. SEWER MANHOLE REHABILITATION

Mr. Jones explained that a number of sewer manholes in the District's sewer collector system have deteriorated due to hydrogen sulfide gases attacking the concrete in the manholes. To rehabilitate these manholes high pressure water will clean the MH then air place concrete will be added to replace the concrete that has been lost and this will be covered by a polyurethane coating. The District received 2 bids for the project. Sancon Engineering, Inc. was the low bidder at \$40,650. There is a 5 year warranty.

Upon the motion of Director Small, seconded by Director Fairbanks, the Board unanimously adopted Resolution No. 93-493.

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO  
COMMUNITY SERVICES DISTRICT AWARDDING MANHOLE  
RESTORATION CONTRACT OT SANCON ENGINEERING

4. WATER TANK FENCE

Mr. Jones explained that the District's new water tank (stand pipe) off the Hetrick Road presently has a four strand barbed wire fence around the property. Some vandalism has occurred at the tank site. Two bids were received to install a chain link fence around the tank for security. The low bidder was Central Coast Fence. This expense is not currently budgeted.

Upon motion of Directr Small and seconded by Director Fairbanks, the Board unanimously agreed to issue the contract to Central Coast Fence and adopt Resolution No. 93-494 and authorized funds from reserves to cover expenses.

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO  
COMMUNITY SERVICES DISTRICT AWARDDING A FENCING  
PROJECT TO CENTRAL COAST FENCE

5. EPA AUDIT REPORT ON THE NIPOMO SEWER PROJECT

Mr. Jones explained that the U.S. Environmental Protection Agency had completed its Final Audit of the District's Sewer Grant Construction Project. The findings included an overpayment of \$26,758. Mr. Seitz suggested a resolution adopting finding of staff report in authorizing the transfer of \$26,758 in reserved to make payment for EPA audit request. Upon motion of Director Small, seconded by Director Fairbanks the Board unanimously adopted Resolution 93-495 to allocate funds from the restricted reserves.



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RESOLUTION 93-495

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES RECOGNIZING OVERPAYMENT BY THE ENVIRONMENTAL PROTECTION AGENCY GRANT ON THE NIPOMO SEWER PROJECT

6. MANAGER'S REPORT

Summit Station Area - Right of Way acquisition letters were sent out. 8 out of 42 have been received, signed and notarized.

Maintenance Building - There is telephone and power to the building. A fire alarm was installed. A punch list was sent to the contractor with a request for him to correct things on list.

SCADA System - The radio station should be up by the end of this week. The whole thing should be up and running by the middle of month.

Cellular Phone - Purchase of cellular phone would be beneficial to maintenance crew. Offers versatility.

Radio - In the process of experimenting with a repeater at tank to improve communication all the way to west side. Vendor is putting it up on a trial basis.

Homeowners Association - Some residents at Black Lake are requesting a street light be installed at Via Concha and Willow Rd. Contacted P. G. & E. They are in process of putting it in. Whatever costs will be attached to Black Lake Lighting District revenues to cover.

Article 80 - Fire Code requires a report which costs about \$26,500 or we must provide an alternative to the gas form of chlorine used for disinfectant. Several possibilities are being investigated as to cost and convenience.

LAND DEVELOPMENT

7. NONE

FINANCIAL REPORT

8. APPROVAL OF WARRANTS

Upon motion of Director Small, seconded by Director Fairbanks, the Board unanimously approved the warrants presented December 1, 1993.

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OTHER BUSINESS

9. DIRECTORS COMMENTS

Director Mendoza asked about annexation consultant committees. Discussion about good days to meet.

10. PUBLIC COMMENTS

None

President Manriquez adjourned the meeting at 8:40 p.m.

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