

# NIPOMO COMMUNITY SERVICES DISTRICT

## MINUTES

REGULAR BOARD MEETING      DECEMBER 15, 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 7:35p.m. and led the flag salute.

### ROLL CALL

Board members present at roll call were Directors Manriquez, Small, Mendoza and Gracia.

### APPROVAL OF MINUTES

1.    REGULAR MEETING OF DECEMBER 1, 1993  
      Upon the motion of Director Small and seconded by Director Mendoza, the Board unanimously approved the minutes of the December 1, 1993 Regular Meeting with Director Fairbanks absent for the vote. Director Fairbanks arrived at 7:40 p.m.

### BOARD ADMINISTRATION

2.    INFORMATION PRESENTATION OF THE SOUTH COUNTY PERFORMING ARTS BUILDING FOUNDATION  
      Mr. Steve Cool, a representative of the South County Performing Arts Building Foundation, made a presentation to the Board about the Foundation. The goal is to raise \$4.5 million. Thus far \$2.2 million has been raised toward project. All citizens of Nipomo will derive a benefit. The members of the Foundation are not asking for money from the District but would appreciate a letter from the Board in support of the Foundation. Director Small said it sounds like a worthy project. Director Manriquez thanked Mr. Cool.
3.    AMENDING DISTRICT RES. 93-14 ON ANNEXATION NO. 6 SUMMIT STATION  
      Mr. Jones explained that a request was received from LAFCO to amend Resolution No. 93-482 to conform to LAFCO's new legal description of the Annexation No. 6, Summit Station Area. Mr. Seitz read resolution aloud. Upon motion of Director Small and seconded by Director Gracia, the Board unanimously adopted Resolution 93-496.

3. Continued

RESOLUTION NO. 93-496

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO  
COMMUNITY SERVICES DISTRICT AMENDING RESOLUTION NO. 93-482  
APPROVING ANNEXATION NO. 6

4. PROPERTY TAX NEGOTIATION FOR PROPOSED  
ANNEXATION 12 & 13

Mr. Jones reported that the District received two  
Notices to Commence Negotiations for the Exchange  
of Property Tax Revenue for proposed Annexations  
12 & 13. Annexation No. 12 consists of three 5  
acre parcels on Tefft St. and Annexation No. 13 is  
at Live Oak Ridge & Hetrick Ave as shown on the  
attached map. The District's tax increment is  
7.83+% of the tax revenue generated from property  
taxes. The tax on the proposed annexation areas  
would be the same.

On the last five annexations, No. 6 (Summit), 7  
(Black Lake), 8 (School/Park), 9 (Baptist Church),  
10 (Hermreck) there was zero property tax  
transferred. Mr. Jones recommended that the  
District accept the 7.833913% as indicated in  
LAFCO documents and request LAFCO to renegotiate  
the taxes on Annexations No. 6, 7, 8, 9, & 10.

Directors Fairbanks moved and Director Small  
seconded to accept the tax rate of 7.833913% for  
Annexations No. 12 & 13 and to ask LAFCO to  
renegotiate the tax rate on Annexations No.  
6,7,8,9, & 10. Motion approved.

5. MANAGER'S REPORT

Mr. Jones is presently the representative to the  
Water Advisory Committee. The Board directed him  
to continue in this manner.

Summit Station Area - Garing, Taylor & Associates  
reports that all letters for easement requests  
have been mailed. There are some unique parcels.  
If owners do not donate easements an eminent  
domain can be declared. The appraiser has  
appraised all different properties in different  
categories from 1 acre to 20 acres and broken it  
down to a square footage basis such as from a cent  
per foot to about \$.40 per foot.

Mr. Jones distributed The News Brief concerning  
the new laws for Brown Act effective April 1,  
1994.

5. MANAGER'S REPORT (CONT)

Chlorine gas vs. liquid chlorine

Mr. Jones is investigating costs of using a self-generated gas chlorine unit at an initial cost of about \$6000 and only \$.50 per pound vs. the liquid chlorine at \$1.50 per pound. It could possibly be used at Eureka first to test and if it proves to work effectively then it could be used at the other wells. More information will be forthcoming.

Bonita Homes - The approved plans showed an 8" water line on Grande Ave. After reviewing it was decided that a 10" line is better, so the District needs to pay to do the upgrade at an approximate cost of \$4000.

LAND DEVELOPMENT

6. TRACT 2151 - BLACK LAKE - THE OAKS

Upon motion of Director Small and seconded by Director Fairbanks the Board unanimously decided to issue an intent-to-serve letter for 40 lots in Tract 2151. Chuck Pratt and representative of engineering firm in audience.

Director Manriquez asked for clarification on Annexation #12. Mr. Jones explained that in the upper area of District there is a parcel that did not come in with the church annexation but is presently receiving District water with Out-of-District rates. Staff was directed to write a letter to the Stevens explaining situation.

7. APPROVAL OF WARRANTS

Upon motion of Director Small and seconded by Director Fairbanks the Board unanimously accepted the warrants presented December 15, 1993.

OTHER BUSINESS

8. DIRECTORS COMMENTS

9. PUBLIC COMMENTS

Mr. Seitz said his brother will be joining his firm soon and will accompany him to some meetings.

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