

NIPOMO COMMUNITY SERVICES DISTRICT

MINUTES

REGULAR BOARD MEETING JANUARY 19, 199~~8~~⁴ 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 7:40 p.m. and led the flag salute.

ROLL CALL

Board members present at roll call were Directors Manriquez, Small, Mendoza and Gracia. Director Fairbanks was absent.

APPROVAL OF MINUTES

1. REGULAR MEETING OF JANUARY 5, 1994
Upon the motion of Director Small and seconded by Director Mendoza, the Board unanimously approved the minutes of the January 5, 1994 Regular Meeting.

BOARD ADMINISTRATION

2. NEW OFFICE BUILDING
Mr. Jones explained that staff has requested and received 4 proposals for providing the architectural service work for the proposed new office/community building at the intersection of Dana and Wilson Streets. After reviewing the 4 proposals staff is recommending Charles Cebulla Architect of Pismo Beach to do the design work for the proposed office building. The work would include the preliminary design which would be approved by the Board. Staff is presently working with the County on a possible property transfer of the one-acre site adjacent to the District property with the possibility of relocating the office building at this location. Mr. Jones has contacted a SLO County supervisor to discuss possibility. Director Mendoza said it seemed to be a favorable swap. No action is required at this time.
3. NIPOMO VALLEY AGRICULTURAL WATER NEEDS
The District was contacted by Fred Schott Engineering who represents the agricultural users on the east side of U. S. Highway 101. Meetings will be set up to discuss situation. Director Small asked Director Gracia to be on committee when it is formed. Matter was tabled for at least nine weeks until our engineering firm could give us a report about supplemental water.

4. SUPPLEMENTAL WATER STUDY AGREEMENT

Mr. Jones explained that the following agreement between Bookman-Edmonston Engineering, Inc. and Nipomo Community Services District is for services to investigate the possibility of acquiring supplemental water. The scope of work in this agreement is similar to what was presented to the Board at its' last meeting. The following Tasks are included in the agreement:

Task 1 is evaluation of supplemental water supply source.

Task 2 is evaluation of convenience alternatives.

Task 3 is evaluation of storage alternatives.

Task 4 is new and has been added to identify and evaluate financing alternatives.

Task 5 would be preparation of the final report.

Each task has a dollar expenditure amount not to be exceeded without prior approval from the District. This agreement was supplied by the consultant and modified by the District's legal counsel and was presented to the Board for approval.

Upon motion of Director Small and seconded by Director Mendoza, the Board unanimously approved to adopt the new professional service agreement between the District and Bookman-Edmonston to include identification and evaluation of finance alternatives.

5. REIMBURSEMENT FOR EXPENDITURES

Mr. Jones reported that the District has fronted certain expenditures on getting the Summit Station, Assessment District No. 93-1 underway. Some of these expenditures have been for engineering, legal counsel and some administrative costs. In order for the District to recoup these funds it must proceed to adopt a resolution declaring the intention to be reimbursed of its expenditures from the proposed issuance of tax exempt obligations. This intention to be reimbursed must be adopted prior to the issuance of the obligations and therefore it is presented to the Board for adoption.

There was a question about the wording of the resolution. Matter was tabled until clear.

6. MANAGER'S REPORT

Summit Station - Received letter from Carl Kadie (financial consultant) January 18 indicating that because of the potential project size and the value to debt ratio he is excited about going out to public bid rather than negotiating. He indicated that the savings could be over \$150,000 over the life of the bonds. In another letter from Kadie he says that a preliminary feasibility report indicates the project cost not to exceed \$4,000,000.

Summit Station (cont) - Meeting with Mack Brown, Jon Seitz, Jim Garing and staff.
Set up tentative schedule, first meeting in April, adopting all necessary resolutions, setting the timetable 45 days on road for setting the second hearing. We will probably come back prior to that time to have a negative declaration of that report.
Primary hold-up is Right-of-Way acquisitions, approx. 15 remaining.

LAFCO - LAFCO has requested that the District apply for annexation of Lot 40 into the Summit Station Annexation area. The problem was that LAFCO did not approve the correct map and legal description. Legal Counsel will talk to LAFCO on solving this problem

Division Rd. to be lowered soon therefore water line will have to be lowered.

SCADA - Coming on line. There are a few bugs but are being worked out.

LAND DEVELOPMENT

7. TRACT NO. 1775

Upon motion of Director Small and seconded by Director by Director Mendoza, the Board unanimously adopted Resolution 94-499.

RESOLUTION NO. 94-499

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT ACCEPTING THE WATER AND SEWER IMPROVEMENTS FOR TRACT 1775

FINANCIAL REPORT

8. SECOND QUARTER FINANCIAL REPORT

Lisa presented report. Director Small thanked Lisa.

9. APPROVAL OF WARRANTS

Upon motion of Director Small, seconded by Director Gracia, the Board unanimously approved the warrants presented January 19, 1994.

OTHER BUSINESS

10. DIRECTORS COMMENTS

None

11. PUBLIC COMMENTS

Mr. Carson asked about gas pump at Eureka Well.

Answer: In budget for next year.

Mr. Blair asked about State Water.

Answer: District voted it down.

The meeting was adjourned at 9:05 p.m.