

NIPOMO COMMUNITY SERVICES DISTRICT
MINUTES

REGULAR BOARD MEETING JULY 20, 1994 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

STAFF

DOUGLAS JONES, General Manager
DONNA JOHNSON, Secretary to the Board
JON SEITZ, General Counsel

CALL TO ORDER AND FLAG SALUTE

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

ROLL CALL

At roll call, all directors were present.

APPROVAL OF MINUTES

1. REGULAR MEETING OF JULY 6 AND 12, 1994
Upon motion of Director Small and seconded by Director Gracia, the Board unanimously approved the minutes of the July 6 Regular Meeting and July 12, Adjourned Meeting.

BOARD ADMINISTRATION

2. ASSESSMENT DISTRICT NO. 93-1
(SUMMIT STATION WATER IMPROVEMENTS)
Update on the funding of water improvements, bond bid results and proposed adoption of the following resolutions:

- A. RESOLUTION ORDERING CHANGE AND MODIFICATIONS
Modification of Engineer Report to confirm final assessments

Jim Garing explained what the changes would be. General Counsel, Jon Seitz read Resolution in title only. On motion of Director Fairbanks, seconded by Director Gracia, the Board passed Resolution No. 94-527 with the Director Small abstaining.

RESOLUTION NO. 94-527
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
ORDERING CHANGES AND MODIFICATIONS IN
PROCEEDINGS AND ASSESSMENTS IN A
SPECIAL ASSESSMENT DISTRICT

- B. RESOLUTION AUTHORIZING ISSUANCE OF BONDS
Approve certain documents with respect to issuance of bonds

1. Bond Indenture
2. Terms and conditions pertaining to the issuance of bonds

Bond bids were received this morning. Wulff, Hansen & Co. had the lowest interest rate at 6.448%. The funds will be received on August 10. Paying agent to wire from Los Angeles.

Mr. Johnson, financial consultant of Kadie-Jensen, Johnson & Bodnar, explained the workings of the bonds. General Counsel, Jon Seitz read Resolution in title only. On motion of Director Fairbanks, seconded by Director Gracia the Board passed Resolution No. 94-528 with Director Small abstaining.

RESOLUTION NO. 94-528
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
AUTHORIZING ISSUANCE OF BONDS, AND APPROVING
FORMS OF BOND INDENTURE AND PRELIMINARY OFFICIAL
STATEMENT AND PROVIDING FOR THE ESTABLISHMENT
OF A REDEMPTION FUND

- C. *RESOLUTION MAKING AWARD FOR SALE OF BONDS*
Award the sale of bonds to the successful bid.

General Counsel, Jon Seitz read Resolution in title only. The name of Wulff, Hansen & Co. was added to Section 2 of the resolution as responsible bidder to whom sale of bonds was awarded. A bid of 6.45% interest was the successful bid.

On motion of Director Fairbanks, seconded by Director Gracia the Board passed Resolution No. 94-529 with Director Small abstaining.

RESOLUTION NO. 94-529
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
MAKING AWARD FOR THE SALE OF BONDS

- D. *RESOLUTION AWARDING THE CONSTRUCTION CONTRACT*
Award construct contract to lowest responsible bidder

This resolution formally awards the construction contract to T.L.C. & T.J.N. Construction Company.

General Counsel, Jon Seitz read Resolution in title only. On motion of Director Fairbanks, seconded by Director Gracia the Board passed Resolution No. 94-530 with Director Small abstaining.

RESOLUTION NO. 94-530
A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
NIPOMO COMMUNITY SERVICES DISTRICT
AWARDING THE CONTRACT FOR THE CONSTRUCTION OF
CERTAIN PUBLIC WORKS OF IMPROVEMENT
IN A SPECIAL ASSESSMENT DISTRICT

3. *ASSESSMENT DISTRICT NO. 93-1, BOND PAYING AGENT*
Contract with Bank of America to be the Paying Agent/Registrar for AD No. 93-1 bonds

Upon motion of Director Fairbanks and seconded by Director Gracia, the Board approved accepting Bank of America as Paying

Agent/Registrar for the administration and paying of the bonds for the Assessment District 93-1 for the Summit Station Water Improvements. Director Small abstained.

4. IN-LIEU-OF ASSESSMENT ORDINANCE

Introduction and the first reading of an ordinance to impose In-lieu-of assessment charges.

Mr. Seitz explained the proposed ordinance and then read in title only. Mr. Carson and Mr. Blair asked questions about the ordinance. Mr. Seitz explained.

On motion of Director Fairbanks, seconded by Director Gracia, the first reading of Ordinance No. 94-76 was unanimously approved. A Public Hearing date was set for August 3, 1994.

5. SPECIAL DISTRICT REPRESENTATION ON LAFCO

Rules and regulations governing special districts representation on LAFCO.

Mr. Seitz explained that the County Special District Advisory Committee has drafted a set rules and regulation governing the special districts representation on LAFCO. This set will be sent to LAFCO for its approval. The Committee recommended that the Board approve the rules and regulations via district resolution. On motion of Director Small and seconded by Director Fairbanks, the Board unanimously adopted Resolution No. 94-531.

RESOLUTION NO. 94-531

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
NIPOMO COMMUNITY SERVICES DISTRICT
APPROVING THE REPORT AND RECOMMENDED CHANGES
TO PROPOSED RULES AND REGULATIONS
GOVERNING DISTRICT'S REPRESENTATION ON LAFCO

6. GENERAL ELECTION, NOVEMBER 8, 1994

Request to use the old board room for a polling place for the Nov. 8 th general election and resolution for consolidation of the District election with the general election.

Motion was made by Director Small and seconded by Director Fairbanks to allow San Luis Obispo County use the old board room for the upcoming general elections to be held November 8, 1994 and to charge a facility use fee of \$20. Motion passed unanimously.

Resolution No. 94-532 was read in title only by Mr. Seitz. On motion of Director Small and seconded by Director Fairbanks, the Board unanimously adopted Res. No. 94-532.

RESOLUTION NO. 94-532

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
NIPOMO COMMUNITY SERVICES DISTRICT
REGARDING THE CONSOLIDATION OF THE
GENERAL DISTRICT ELECTION

7. EMPLOYEE COMPENSATION PLAN
Adoption of a salary matrix plan for District employees.
On motion of Director Small and seconded by Director Mendoza,
the Board adopted Resolution No. 94-533 with Director
Fairbanks abstaining.

RESOLUTION NO. 94-533
A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
NIPOMO COMMUNITY SERVICES DISTRICT
ADOPTING AN EMPLOYEE COMPENSATION MATRIX SYSTEM

8. MANAGER'S REPORT
Mr. Jones gave the following information to the Board.

Letter from SLO County Engineering Department concerning
Emergency Turnout on the State Water Project Coastal Branch
Aqueduct. Clint Milne approving of the concept, sent a letter
to SLO County Board of Supervisors and the County Flood
Control District. In the Board of Supervisors meeting held
Tuesday, July 19, 1994 the Board denied the request.

Notice of Vacancy on the Board of Directors of the Special
District Risk Management Authority.

Water line lowering on Division Street going well.

Water tank on Hetrick was inspected Monday, July 18. There
were 6 pin holes which were repaired.

Draft of District codification was received today.

Meeting with SLO County Air Pollution requesting information
on the wiring proposed in office building to be wired for high
tech. They will supply additional information later.

Mr. Beebe from Bookman-Edmonston will report on the
supplemental water study at the next meeting.

LAND DEVELOPMENT

9. BAR-K DEVELOPMENT D93-0263F
Requesting service to 16 new low-cost housing units.
Director Small moved and Director Mendoza seconded to approve
an Intent-to-Serve letter be sent to owner Dennis Brent with
the condition that detail plans of off-site and on-site plans
be submitted to the District before final approval to serve 16
low-cost housing units. Item passed unanimously.

10. PARCEL MAP CO 94-087

A three way lot split is requesting District services

On motion of Director Small and seconded by Director Fairbanks, the Board unanimously approved an Intent-to-Serve letter with conditions to be sent to Terra Engineering in behalf of owner Tompkins for a 3-way lot split.

FINANCIAL REPORT

11. APPROVAL OF WARRANTS

Upon the motion of Director Small and seconded by Director Mendoza, the Board unanimously approved the warrants presented at the July 20, 1994 Regular Meeting.

OTHER BUSINESS

12. DIRECTORS COMMENTS

13. PUBLIC COMMENTS

Jack Carson wished to thank the Board for all their hard work and caring for the residents of Summit Station. Bob Blair also wished to thank the Board for same.

President Manriquez adjourned the meeting at 9:40 p.m.