

NIPOMO COMMUNITY SERVICES DISTRICT

MINUTES

REGULAR BOARD MEETING AUGUST 17, 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 7:45 p.m. and led the flag salute.

ROLL CALL

At roll call, all Board members were present.

APPROVAL OF MINUTES

1. REGULAR MEETING OF AUGUST 3, 1994

Upon motion of Director Small and seconded by Director Gracia, the Board unanimously approved the minutes of the August 3, 1994 Regular Meeting.

BOARD ADMINISTRATION

2. HECKMAN REQUEST FOR WAIVER OF SEWER SERVICE ON STORY RD Request to waive the requirement to connect to the sewer system.

Mr. Jones explained that the Heckman's are requesting a waiver from NCSO for a proposed 4-way lot split within the Regional Water Quality Control Board's Sewer Prohibition Zone. The existing 4.4 acre parcel presently has 4 homes on the two acres fronting Story Road. The proposed home site is to be built on one of the back two acres. Director Fairbanks moved to grant a waiver with the Heckman's conditional upon them entering into an agreement to participate in and not oppose the formation of an assessment district for the construction and installation of sewer improvements in the prohibition area. Director Small seconded the motion. All were in favor.

3. SO. CAL. WATER CO. (CAL CITIES) PROPOSED SERVICE AREA
Application to the PUC to expand their service to the Hazel Lane area.

Mr. Roger Brett of Southern California Water Company addressed the Board. First he wished to thank the Board for allowing the emergency hookup Monday night because of the power outage. He also was requesting cooperation from the Board concerning the Hazel Lane area and the overlapping area within the Sphere of Influence. There was the question of compensation to Cal Cities if NCS D takes over the area. Director Small moved to continue dialog with Southern California Water Company. Director Fairbanks seconded and all Board members were in favor of continuing this matter.

4. OFFICE RENTAL AGREEMENT
Approve NCS D office lease agreement.

Last year the lease was based upon CPI and this year the Millers (Lessors) changed it to Federal Inflation Rate.

Motion was made by Director Small and seconded by Director Gracia to direct staff to determine the most applicable index for rent increases (Consumer Price Index or Federal Inflation Rate) and insert the 2 items suggested by Mr. Seitz. Item passed unanimously.

5. PHASED PAYMENT OF FEES, ORD NO. 94-77,
SECOND READING AND ADOPTION
Adding an administrative fee & a sunset clause to Ordinance 93-69.

Director Small moved to have Mr. Seitz read Ordinance No. 94-77 in title only. Director Fairbanks seconded, all Board members were in favor.

Upon motion of Director Small and seconded by Director Fairbanks, the Board unanimously adopted Ord No. 94-77.

ORDINANCE NO. 94-77
ORDINANCE OF THE BOARD OF DIRECTORS OF THE
NIPOMO COMMUNITY SERVICES DISTRICT
AMENDING ORDINANCE NO. 93-69 ADDING PROVISIONS
FOR ADMINISTRATIVE COST AND SUNSET CLAUSE

FINANCIAL REPORT

6. APPROVAL OF WARRANTS
a. General
b. Assessment District No. 93-1

MINUTES
AUGUST 17, 1994
PAGE THREE

Upon motion of Director Small, seconded by Director Mendoza, the Board unanimously approved the warrant presented at the August 17, 1994 Regular Meeting.

OTHER BUSINESS

7. MANAGER'S REPORT

Manager Doug Jones presented information to the Board on the following topics:

1. Request for Proposals - Sewer Design for Montecito Verde II
2. Grande Sewer Line Reimbursement (Letters were sent to property owners)
3. 11th Month Warranty Inspection - Standpipe
4. Hermreck 180+ lot subdivision (Well is being tested)
5. Summit Station Construction progress
6. Power outage due to Hwy. 41 fire (Activated inter tie to give water to California Cities Water Company)

8. DIRECTORS COMMENTS

9. PUBLIC COMMENTS

The Board came out of Closed Session and made the following announcement. Subject to approval at the next regular meeting of September 7, 1994, the Board has reached agreement with the General Manager to continue his employment with the District.

ADJOURN

President Manriquez adjourned the meeting.