

NIPOMO COMMUNITY SERVICES DISTRICT
MINUTES

REGULAR BOARD MEETING NOVEMBER 15, 1995 7:00 P.M.
BOARD ROOM 261 W. DANA STREET, SUITE 100 NIPOMO, CA

BOARD MEMBERS

STEVEN SMALL, **PRESIDENT**
KATHLEEN FAIRBANKS, **VICE PRESIDENT**
ALEX MENDOZA, **DIRECTOR**
AL SIMON, **DIRECTOR**
ROBERT BLAIR, **DIRECTOR**

STAFF

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

CALL TO ORDER AND FLAG SALUTE

President Steven Small called the November 15, 1995 Regular Meeting to order at 7:00 p.m.

ROLL CALL

At Roll Call the following Board members were present:
Directors Blair, Simon, Mendoza and Small.

APPROVAL OF MINUTES

1. **REGULAR MEETING OF NOVEMBER 1, 1995**
Upon motion of Director Simon and seconded by Director Mendoza, the Board unanimously approved the minutes of the November 1, 1995 with Director Fairbanks absent for the vote.

PUBLIC COMMENTS PERIOD

2. **PUBLIC COMMENTS**
Public comments on matters other than scheduled items. Presentations limited to (3) minutes.
Director Small opened the meeting up to Public Comments. There were none.

BOARD ADMINISTRATION

3. **WATER & SEWER SYSTEM MASTER PLAN**
Report by Christine Ferrara of Boyle Eng.- District Water & Sewer Master Plan
Mr. Jones introduced Christine Ferrara of Boyle Engineering. She gave a presentation on the Water and Sewer Master Plan. Included within the report were recommendations for improvements to be considered during the next 20 years. The proposed improvements to serve existing customers are estimated at a cost of approx. \$3.6 million. Future improvements in the water system could cost \$1.6 million. Future improvements to the sewer system are estimated at \$1.7 million. Members from the audience who spoke were Frank Hirsch and Gene Kaye. President Small thanked Mrs. Ferrara for her work in this project and for her presentation.

4. TRACT 1797 - FAIRVIEW TRACT

Review this 113-lot subdivision at the corner of Thompson & Chestnut St.
Mr. Jones explained that a request was received from SLO County Planning for comments on the development of Tract 1747, a 113 lot subdivision on 42 acres. Upon motion of Director Fairbanks and seconded by Director Blair, the Board directed staff to write to the County and to EDA with concerns about the proposed subdivision.
After Agenda Item 5 was complete, Mr. Dan Lloyd of EDA, the Engineering firm for Tract 1747, arrived. President Small came back to Item 4 in order that Mr. Lloyd might present his report. Mr. Lloyd was thanked for coming to the meeting.

5. SUPPLEMENTAL WATER

Review possible election for outlet valve in coastal aqueduct.
Mr. Jones explained the reasons for postponing the proposed election for an emergency turn-out for possible acquisition of supplemental water. Upon motion of Director Simon and seconded by Director Fairbanks, the Board decided to form a Sub-Committee to investigate the matter further. Directors Blair and Simon will be on the committee.

6. GROUNDWATER MANAGEMENT PLAN

Review DRAFT of a groundwater management plan for the Nipomo Mesa.
Mr. Jones presented the DRAFT Groundwater Management Plan. There were questions and comments by Board members. Those in the audience who commented were Frank Hirsch, John Snyder (Koch California), Cees Dobbe (All Seasons Flowers), and Donna Melschau. The Board received the DRAFT Plan to review and return with comments at a later meeting. The Board would also like to discuss alternatives to the Groundwater Management Agency.

7. WATER AND SEWER RATE STUDY

Approval of Agreement with Perry Louck CPA for Rate Study.
Mr. Jones explained that an agreement was developed with Perry Louck, CPA to do a Rate Study and Financial Plan for the District. Upon motion of Director Simon and seconded by Director Blair the Board passed Resolution No. 564 approving the agreement with Perry Louck, CPA and authorizing the President to sign the agreement. Director Fairbanks voted against the resolution.

**RESOLUTION NO. 95-564
A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
NIPOMO COMMUNITY SERVICES DISTRICT
APPROVING A CONTRACT FOR A WATER/SEWER RATE STUDY AND
FINANCIAL PLAN WITH PERRY R. LOUCK, CPA**

8. PRIMARY ELECTION POLLING PLACE

Request to use old Board Room for the election polling place.

Mr. Jones explained that the SLO Elections Office requested the use of the old Board room at 148 S. Wilson St. for the polling place for the consolidated Presidential primary election to be held on March 26, 1996. Upon motion of Director Blair and seconded by Director Fairbanks, the Board unanimously approved to allow the County to use the room and charge a \$20.00 facility use fee.

9. ARCHITECTURAL SERVICES

Agreement for architectural services / B. Williams Assoc. to design Dist Office Building.

Mr. Jones explained that staff developed an agreement with Barry L. Williams Associates to do the architectural services for the District's new office building. Upon motion of Director Mendoza and seconded by Director Simon, the Board unanimously approved Resolution No. 95-565 and authorized the President to sign the agreement after the consultant executes the document.

RESOLUTION NO. 95-565

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
NIPOMO COMMUNITY SERVICES DISTRICT
APPROVING ARCHITECTURAL SERVICES FOR A DISTRICT OFFICE BUILDING**

10. STANDARDIZED EMERGENCY MANAGEMENT SYSTEM (SEMS)

Review the Memorandum of understanding to participate in SEMS.

Mr. Jones explained that Mr. Ron Alsop of the County Office of Emergency Services contacted the District about joining the Standardized Emergency Management System (SEMS). Upon motion of Director Blair and seconded by Director Fairbanks, the Board unanimously approved the adoption of Resolution No. 95-566 and authorized the President of the Board to execute the Memorandum of Understanding to join the SEMS.

RESOLUTION NO. 95-566

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
APPROVING THE MEMORANDUM OF UNDERSTANDING
TO PARTICIPATE IN THE SAN LUIS OBISPO COUNTY
STANDARDIZED EMERGENCY MANAGEMENT SYSTEMS (SEMS)**

11. SAFETY MEETING MINUTES

Board receipt & approval of the District Safety Meeting minutes.

The Minutes of the Safety Meeting of November 6, 1995 were presented to the Board. Upon motion of Director Blair and seconded by Director Fairbanks, the Board unanimously accepted the Minutes as presented.

12. DISTRICT CODE REVISION (INTRODUCTION OF AN ORDINANCE)
Incorporate 1994 Uniform Plumbing Code, Equivalent Fixture Units, into the District Codes.
Mr. Jones explained the purpose of changing the District Code 4.12.110 (computation of dwelling unit equivalents [DUE])
Upon motion of Director Simon and seconded by Director Mendoza, the Board unanimously agreed to have Ordinance No. 95-83 read in title only.
Jon Seitz, District Counsel, read the title of Ord. 95-83.
Upon motion of Director Simon and seconded by Director Fairbanks, the Board unanimously accepted the first reading of Ord 95-83 and set a Public Hearing for December 6, 1995 for the second reading and adoption.

ORDINANCE NO. 95-83
AN ORDINANCE OF THE NIPOMO COMMUNITY SERVICES DISTRICT
AMENDING EXHIBIT "C" TO CHAPTER 4.12 OF THE NIPOMO COMMUNITY
SERVICES DISTRICT CODE TO ADOPT TABLE 6-3 AND 6-5
OF THE 1994 EDITION OF THE UNIFORM PLUMBING CODE FOR THE PURPOSE OF
CALCULATING DWELLING UNIT EQUIVALENTS (DUE)

FINANCIAL REPORT

13. APPROVAL OF WARRANTS
Upon motion of Director Blair and seconded by Director Fairbanks, the Board unanimously approved the Warrants presented at the November 15, 1995 meeting.

OTHER BUSINESS

14. MANAGER'S REPORT
Mr. Jones reported on the following items:
1. Armtrout Lot Split 2. Tract 2191 - Nipomo Bluffs
3. APCO Draft Clean Air Plan 4. CDF/SLO Fire Regulations
15. DIRECTORS COMMENTS
Director Blair commented about back flow devices.
16. PUBLIC COMMENTS
Members of the audience who commented were Gene Kaye, John Snyder and Frank Hirsch.

CLOSED SESSION - CONFERENCE WITH LEGAL COUNSEL

1. ANTICIPATED LITIGATION
Initiation of litigation pursuant to GC§ 54956.9(c). one case.
Significant exposure to litigation GC§ 54956.9(b) one case
2. EXISTING LITIGATION
GC§ 54956.9 Cecil vs. NCSD Case #SC 85775.

*GC§ refers to Government Code Sections

The Board came back into open session. There was no reportable action taken.

ADJOURN