

NIPOMO COMMUNITY SERVICES DISTRICT

MINUTES

REGULAR BOARD MEETING MAY 1, 1996 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 Small called the May 1, 1996 Regular Board Meeting to order at 7:07 p.m. and led the flag salute.

ROLL CALL

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

APPROVAL OF MINUTES

1. REGULAR MEETING OF APRIL 17, 1996
Upon motion of Director Mendoza and seconded by Director Simon the Board unanimously approved the Minutes of the April 17, 1996 meeting.

PUBLIC COMMENTS PERIOD

2. PUBLIC COMMENTS
Public comments on matters other than scheduled items.
Presentations limited to three (3) minutes

President Small opened the meeting to Public Comments. The following commented from the audience.

John Snyder, Koch California, referenced the meeting with Scott Slater on Jan. 23, 1995.
Cees Dobbe asked for a comment. President Small did not have recollection of the meeting.

BOARD ADMINISTRATION

3. CYPRESS RIDGE GOLF COURSE PROJECT - ENVIRONMENTAL IMPACT REPORT
Review District's comments on the EIR to be sent to the County (Discussion/Action)

Manager Doug Jones reviewed a proposed letter to be sent to Melissa J. Mooney, Environmental Specialist of the San Luis Obispo County Department of Planning and Building in response for a request for comment from the Board on the EIR Report concerning the Cypress Ridge Golf Course Project. There was much discussion among the Board concerning the project. Comments from the audience were from John Snyder, Dennis Sullivan (Cypress Ridge developer), Cees Dobbe, David Manriquez, Jacquelyn Fredericks, Gene Kaye, Ed Sauer. Board members want to be assured of water.

Upon motion of Director Simon, seconded by Director Fairbanks the Board agreed to establish a sub-committee made of Directors Blair and Simon to revise the letter, continue this item and set Monday, May 6, 1996 for a Special Meeting. All members were in favor.

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4. DISTRICT ANNEXATION POLICY

Review existing policy with proposed changes in water supply requirements. (Discussion/Action).

Mr. Jones reviewed the proposed changes to the existing Annexation Policy. The changes included the annexation proponent provide a water supply in the form of a well with a pumping record, agree to a retrofit program or supplemental water.

Public Comments: Terry Orton, Westland Engineering

Upon motion of Director Mendoza and seconded by Director Simon, the Board unanimously approved Resolution No. 96-576. Vote 5-0.

RESOLUTION NO. 96-576-A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT AMENDING THE EXISTING ANNEXATION POLICY

5. PROPOSED ANNEXATION NO. 15 - NEWDOLL

Request to annex 7½ ac at the intersection of Tefft St. & Hazel Lane. (Discussion/Action).

Mr. Jones reviewed the request for annexation from R. Newdoll.

Mr. Newdoll asked for a positive vote for annexation.

Terry Orton commented from the audience.

Upon motion of Director Simon and seconded by Director Fairbanks, the Board approved Resolution 96-577 with a 4-1 vote with Director Blair being the dissenting vote.

Mr. Newdoll thanked the Board.

RESOLUTION NO. 96-577-A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT CONDITIONALLY APPROVING THE ANNEXATION OF APPROXIMATELY 7 1/2 ACREA LOCATED AT THE INTERSECTION OF HAZEL LANE AND TEFFT STREET, NIPOMO, CALIFORNIA

6. WATER & SEWER RATE STUDY AND FINANCIAL PLAN

Review water, sewer & impact fee increases and adjustments.

Set a time and place for a Public Hearing for adoption of the proposed fees. (Discussion/Action).

The Board reviewed the proposed rate adjustments. Comments from the audience were from the following: John Snyder, David Manriquez, and Cees Dobbe. The Board will submit specific concerns to staff to consider. This item is tabled until the next meeting.

7. COUNTY LAND EXCHANGE FOR WATER TO THE REGIONAL PARK

Withdraw the District's offer to exchange land for water. (Discussion/Action).

Mr. Jones reviewed the discussion with County officials. Upon motion of Director Fairbanks and seconded by Director Blair, the Board unanimously voted to send a letter to SLO County withdrawing the Memorandum of Understanding for exchange of water for the parcel of land adjacent to the District office. Jacqueline Fredericks commented from the audience.

8. PROPOSED 1996-97 FY NCS D BUDGET

Receive & set a date and time to have a Study Session on the proposed budget. (Discussion/Action).

The Board received the proposed budget for the 1996-97 Fiscal year. The Board will review the budget and will return at a later date to discuss.

FINANCIAL REPORT

9. APPROVAL OF WARRANTS

Upon motion of Director Simon and seconded by Director Blair, the Board unanimously approved the Warrants presented at the May 1, 1996 meeting.

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10. **THIRD QUARTER FINANCIAL REPORT**
The Board reviewed the Third Quarter Financial Report.
John Snyder from the Audience asked if report included the April bill from Hatch & Parent.
Answer -- No, cut off is March 30, 1996.
No action was necessary.
11. **INVESTMENT POLICY QUARTERLY REPORT**
To comply with the 1996 Investment Policy for Nipomo Community Services District, a quarterly report was filed with the District's auditor. Upon motion of Director Fairbanks and seconded by Director Simon, the Board unanimously accepted the quarterly report.

OTHER BUSINESS

12. **MANAGER'S REPORT**
Manager Doug Jones presented information on the following items:
 1. SLO-CSDA CHAPTER MEETING
 2. CSDA INFORMATION ON THE "RIGHT TO VOTE ACT"
 3. NEW OFFICE BUILDING TENTATIVE LAYOUT
 4. STATE REVOLVING FUND LOAN
 5. EMERGENCY TURNOUT LETTER

He also reported that Eureka Well was down and all other wells are pumping around the clock.
13. **DIRECTORS COMMENTS**

It's late!!
14. **PUBLIC COMMENTS**

There were none.
15. **ADJOURN**

President Small continued the May 1, 1996 Regular Board Meeting at 10:25 p.m. to an Adjourned Meeting on Monday, May 6, 1996 at 7:00 p.m. at the District Board Room, 261 W. Dana St. Suite 100, Nipomo, California.