

NIPOMO COMMUNITY SERVICES DISTRICT

MINUTES

REGULAR BOARD MEETING AUGUST 21, 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 Regular Meeting of August 21, 1996 to order at 7:10 p.m.

ROLL CALL

All directors were present at the August 21, 1996 Regular Meeting.

APPROVAL OF MINUTES

1. REGULAR MEETING OF JULY 17, 1996

Upon motion of Director Simon and seconded by Director Fairbanks, the Board unanimously approved the Minutes of the Regular Meeting of July 17, 1996.

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 up to Public Comment.

Kathy Kubiak, President of the Old Town Nipomo, (res. address: 1371 Primavera Lane) would like the Board to consider helping clean up downtown area. She can be reached at 929-2359, PO Box 1171, Nipomo. Her business is at 277 E. Tefft St.

BOARD ADMINISTRATION

3. PRESENTATION BY MR. JACK STODDARD ON BLACK LAKE
Black Lake Development Service (Discussion/Information)

Mr. Jack Stoddard made a presentation to the Board about the concerns of some of the residents in the Black Lake Golf Course area. Some residents are considering either detaching from the District or staying with the District with bifurcated authority. They would like to have an advisory committee meet with the Board.

Upon motion of Director Simon, seconded by Director Blair, the Board agreed to set up a meeting with the Black Lake Management Association to discuss concerns. The Committee consists of Director Fairbanks and Director Simon.

Cees Dobbe commented about the meetings held at Black Lake.

"Brad Brechwald, John Wallace & Associates. And I just wanted the District to recognize that until this issue is resolved we cannot do the inter-tie so we just like to make sure the District recognizes that and an extension of time before that end of our Will-Serve is satisfied. So I just wanted to make sure(walked away from microphone)"

4. REQUEST FOR BIDS TO DEMOLISH DISTRICT'S OLD OFFICE BUILDING
Board approval of plans and specifications and request bids to demolish old office building and approve construction schedule of the new District building (Discussion/Action)

Mr. Jones described the proposed construction schedule for the new building. The schedule included the following for the demolition of the old building

Aug. 21, 1996	Go to bid to demolish building
Sept. 10, 1996	Open bids for demolition
Sept. 18, 1996	Board to award bid for demolition
Sept. 27, 1996	Notice to Proceed to contractor for demolition

Upon motion of Director Blair and seconded by Director Fairbanks, the Board approved the plans and specifications to demolish the old office building and request bids for demolition. All were in favor.

5. PROPERTY TAX EXCHANGE/ANNEXATION NO. 15 (NEWDOLL)
Consideration of Resolution accepting negotiated exchange of property tax revenue (Discussion/Action)

Mr. Jones explained that the County and NCSD agreed upon a property tax exchange negotiation of approx. 4.1858884 percent for Annexation No. 15 (Newdoll).

Bob Newdoll thanked the Board and staff for all their work.

Upon motion of Director Fairbanks and seconded by Director Blair, the Board unanimously approved Resolution No. 96-590.

RESOLUTION NO. 96-590
RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
ACCEPTING NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUE
AND ANNUAL TAX INCREMENT FROM COUNTY OF SAN LUIS OBISPO
TO NIPOMO COMMUNITY SERVICES DISTRICT
FOR ANNEXATION NO. 15 (NEWDOLL)

6. FINANCIAL SUB-COMMITTEE REPORT - PROPOSED WATER & SEWER RATE MODIFICATIONS
Directors Small and Fairbanks (Discussion/information)

The Financial Sub-Committee consisting of Directors Fairbanks and Small, met August 13, 1996. Director Fairbanks reported that rate changes and other things were discussed and that another sub-committee will be held.

FINANCIAL REPORT

7. APPROVAL OF WARRANTS
John Snyder asked if there were any bills from Hatch & Parent.
Upon motion of Director Simon, seconded by Director Mendoza, the Board unanimously approved the warrants presented at the August 21, 1996 meeting.

OTHER BUSINESS

8. MANAGER'S REPORT

Mr. Jones presented information on the following items .

1. ENVIRONMENTAL REVIEW SCHEDULE STP
2. SUMMIT STATION FIRE HYDRANT TESTS
3. CAL CONSTITUTION REVISION INFORMATION
4. DISTRICT PROPERTY OUTSIDE BOUNDARIES TO BE TAXED
5. CSDA NEWS
6. OCSD SALE OF STATE WATER
7. CSDA ANNUAL CONFERENCE SEPT 22-25

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9. DIRECTORS COMMENTS
Director Blair received a letter from Kengel about agreement for Will-Serve. Would like a copy of ordinance and agreement.
He also commented about the brochure "Voices."
Director Fairbanks thought Mr. Newdoll did a fine job with his negotiations.
10. PUBLIC COMMENTS
There were none.

President Small adjourned the meeting to a Closed Session.

CLOSED SESSION - CONFERENCE WITH LEGAL COUNSEL

1. Existing litigation GC§ 54956.9
NCSD vs. Shell Oil, et. al. Case No. CV 077387
2. Anticipated Litigation, One Case GC§ 54956.9 (c)

The Board came back into open session and announced:

1. The Board unanimously approved a settlement with some of the defendants in the NCSD vs. Shell Oil- pending court approval with the following:
 1. Dan De in the amount of \$50,000
 2. Clow in the amount of \$40,000
2. The District will discuss the topic of sewer alignment with the Black Lake Association.

ADJOURN

President Small adjourned the meeting at 9:50 p.m..

*GC§ refers to Government Code Sections