

NIPOMO COMMUNITY SERVICES DISTRICT

MINUTES

JUNE 3, 1998 7:00 P.M.

BOARD ROOM 148 S. WILSON STREET NIPOMO, CA

BOARD MEMBERS

ALEX MENDOZA, **PRESIDENT**
KATHLEEN FAIRBANKS, **VICE PRESIDENT**
AL SIMON, **DIRECTOR**
ROBERT BLAIR, **DIRECTOR**
GENE KAYE, **DIRECTOR**

STAFF

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

CALL TO ORDER AND FLAG SALUTE

President Mendoza called the June 3, 1998 Regular Meeting to order at 7:03 p.m. and led the salute.

ROLL CALL

At Roll Call all board members were present.

APPROVAL OF MINUTES

1. **REGULAR MEETING OF MAY 20, 1998**
Upon motion of Director Simon and seconded by Director Kaye, the Board unanimously approved the Minutes of the May 20, 1998 meeting.

PUBLIC COMMENTS PERIOD

2. **PUBLIC COMMENTS**
Members of the public, wishing to address the Board on matters other than scheduled items, may do so when recognized by the Chairperson. The Board will listen to all communications; however, in compliance with the Brown Act, the Board cannot act on items not on the agenda. **Presentations are limited to three (3) minutes.**

John Snyder - 662 Eucalyptus Rd. stated that he protests the District giving Will-Serve letters when the District also claims that the Nipomo Mesa is in a state of overdraft. Handed each Board member a letter requesting a response to his previous letter concerning pumping groundwater.

BOARD ADMINISTRATION (The following may be discussed and action may be taken by the Board.)

3. **WATER PRESSURE AT HIGH ELEVATION AREAS - SUMMIT STATION**
Review District standards and water pressure areas

Mr. Jones explained that staff has been investigating the low pressure situation in the Summit Station area. There were three strategies summarized for the Board to evaluate. 1) Do nothing at this time, 2) Establish an independent pressure zone, or 3) Install individual pressure pumps.

Mr. Jones showed two different kinds of pressure booster pumps as possibilities for use. Director Blair stated he would not take benefit from the possible rebate offered by the District. Director Kaye called the Fair Political practice Commission office and found that if he did not benefit from the decision, he could take part in the discussion. Director Kaye stated that he would not take benefit from the possible rebate offered by the District. Director Kaye suggested that a booster pump be put on a high-elevation-property to test effect on pressure before all the residents went to the expense.

During this agenda item (Item #3) the following people spoke:

Marina Herrera - 1248 Futura Lane - On May 25, 1998 took sample of water coming out of kitchen sink as particles were coming out of the faucet in bathroom and kitchen. Mr. Seitz asked her about her service. She stated that some days the particles are larger than other days and the water smelled stagnant and has bubbles. She does not have a well connected to her house. Her house is about 4 years old and is approx. 800 feet from the meter to the house. Ms. Herrera stated she would allow District employees to take additional samples.

Wilbur Swanson - 1250 Futura Lane - Stated that crud came out before the backflow. Has 1½ inch backflow at the meter. Still has very little pressure. He feels there is no water coming down Summit Station and stagnant water is not in his lines. His house is approx. 700 feet from the meter with 2" PVC pipe running down hill a little.

President Mendoza wants to see something done to find the problem. Mr. Jones explained that as long as there is water in the tank, there should be water in the lines. District will investigate why there is air in the lines.

Maudie Jenkins - 1250 Futura Lane - Still has very little pressure and also has particles in her water. Why was pressure at 70 psi in April and May?

Norman Forcier - 231 Summit Station Rd. - Something should be done about the problems.

Mary Hodges - 268 Summit Station Rd. - Has very low pressure but is grateful for the water.

John Snyder - 662 Eucalyptus Rd. - Suggested reasons why air and crud in lines and how problems could possibly be solved.

Upon motion of Director Kaye and seconded by Director Fairbanks, the Board unanimously decided to initiate finding a volunteer whose property is at a high elevation who would be willing to have the District place a booster pump on their line for a trial run and monitoring with a written agreement between property owner and the District.

4. ZACHAU - REQUEST FOR WATER SERVICE

Barbara Zachau is requesting water service at Bevington Well site

Mr. Jones explained that Barbara Zachau requested a second water service to her 5-acre parcel on Willow Rd. Her property is outside the District boundary and within an area associated with the Bevington Well site. The original agreement states five services are allowed for the Bevington Well site area. Five services are actively in use.

During this agenda item (Item #4) the following spoke:

Barbara Zachau - 1455 Willow Rd. - asked the Board to grant a second service to her property for a granny house.

Upon motion of Director Simon and seconded by Director Kaye, the Board unanimously granted one water service with conditions. Resolution 98-651 was approved with 2 findings to be added. 1) Must retrofit 2 houses 2) Paid double District water rates.

RESOLUTION 98-651
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
ALLOWING ONE ADDITIONAL SERVICE TO APN 091-201-042 (ZACHAU)

5. PUBLIC SEWER EXTENSION REIMBURSEMENT - TRACT 1901 (JAMES)
Review sewer improvement cost and set a Public Hearing

Mr. Jones explained that Kathy James, developer of Tract 1901, installed sewer lines to serve her development and has requested a reimbursement agreement for the improvements. The Sub-committee, consisting of Directors Kaye and Fairbanks, met on May 18, 1998 and discussed this matter. They suggested that the District pick up \$15,000 of the sewer line extension on Grande because at the time the District did not require it. There were no public comments on this item. Upon motion of Director Kaye and seconded by Director Fairbanks, the Board set August 5, 1998 for a Public Hearing for the reimbursement spread for Grande Avenue and Jasper Way.

6. SUN DALE WELL PUMP & MOTOR - REQUEST FOR BID
Authorize going to bid for the installation of a pump & motor for Sun Dale Well

Mr. Jones explained that plans and specification have been prepared by Garing, Taylor and Associates for the Sun Dale Well pump and motor. There were no public comments on this item. Upon motion of Director Fairbanks and seconded by Director Kaye to go to bid for the pump and motor.

7. PROPOSED 1998-99 DISTRICT BUDGET- SUB COMMITTEE REVIEW

Mr. Jones explained that the Budget Sub-Committee reviewed the draft 1998-99 District Budget and had no recommendations. Mr. Stoddard from the Black Lake Advisory Committee called Mr. Jones and had no recommendations. Upon motion of Director Kaye and seconded by Director Fairbanks, the Board unanimously agreed to set June 17, 1998 as a Public Hearing to hear and adopt the 1998-99 Fiscal Year District Budget.

FINANCIAL REPORT

8. APPROVAL OF WARRANTS

Upon motion of Director Simon and seconded by Director Kaye, the Board unanimously approved the Warrants presented at the June 3, 1998 meeting.

OTHER BUSINESS

9. MANAGER'S REPORT

Mr. Jones presented information on the following items:

1. NIPOMO VALLEY MUTUAL WATER CO. SERVICE AREA

Mr. Jones showed the proposed area of service to the Nipomo Valley Mutual Water Company from the valve placed in the State Water line.

Mark Moore - 930 N. Thompson Ave.- explained the valve and the opportunity taken to place the valve while the State Water was down.

2. CSDA - SLO BOARD MEETING

Jon Seitz gave a report on the CSDA - SLO meeting held May 21, 1998

3. VEHICLE PROPERTY TAX ARTICLE

10. DIRECTORS COMMENTS

President Mendoza would like to see some answers in the Summit Station situation.

Jon Seitz, District Legal Counsel, explained the need to go into Closed Session.

CLOSED SESSION - CONFERENCE WITH LEGAL COUNSEL

Existing litigation GC§ 54956.9

1. NCSD vs. Shell Oil, et. al. Case No. CV 077387

The Board came back into open session and announced there was no reportable action.

ADJOURN

President Mendoza adjourned the meeting at 9:45 p.m.