

NIPOMO COMMUNITY SERVICES DISTRICT

MINUTES

MARCH 3, 1999 7:00 P.M.
BOARD ROOM 148 S. WILSON STREET NIPOMO, CA

BOARD MEMBERS

ROBERT BLAIR, **PRESIDENT**
GENE KAYE, **VICE PRESIDENT**
AL SIMON, **DIRECTOR**
RICHARD MOBRAATEN, **DIRECTOR**
ALEX MENDOZA, **Director**

STAFF

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

NOTE: All comments concerning any item on the agenda are to be directed to the Board Chairperson.

CALL TO ORDER AND FLAG SALUTE

President Blair called the meeting to order at 7:05 pm and led the flag salute.

ROLL CALL

At Roll Call all Board members were present.

APPROVAL OF MINUTES

1. REGULAR MEETING OF FEBRUARY 17, 1999

Upon motion of Director Simon and seconded by Director Mobraaten, the Board unanimously approved the Minutes of the February 17, 1999 Regular meeting, as modified.

PUBLIC COMMENTS PERIOD

2. PUBLIC COMMENTS

Any member of the public may address and ask questions of the Board relating to any matter within the Board's jurisdiction, provided the matter is not on the Board's agenda, or pending before the Board. **Presentations are limited to three (3) minutes or otherwise at the discretion of the Chair.**

President Blair opened the meeting to Public Comments. There were none.

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

3. LOW COST HOUSING
Review low cost housing issues in Nipomo

During this agenda item, the following members of the public spoke:

Ernest Thompson - 734 Citrus Lane, Nipomo
Tony Grebiz - 726 Pomeroy Rd., Nipomo
Mr. Roland - 1245 Primavera, Nipomo
Marty McDowell - 127 Mesa Verde, Nipomo
Deana Evans - 117 Mesa River Lane, Nipomo
Denise Cannon - 1315 Dawn Rd., Nipomo
Bob Lowry - 850 Ten Oaks Way, Nipomo
Donna Mills - 655 Sweet Donna Pl., Nipomo
Richard Theriot - 385 Tejas Pl., Nipomo
Peggy Miller - 348 W. Tefft St., Nipomo
Tim Fuhs - 432 Meredith, Nipomo
Bill Senna - Oceano, Lucia Mar School District Board Member
Kathy Tidula -
Marian Wilson - 395 Via Promesa
Howard Vanderwall - 855 Ten Oaks Way, Nipomo
John Snyder, 662 Eucalyptus, Nipomo
Brian Touey - 974 Silver Dollar, Nipomo
BonnieTzysnsky - 215 Tejas
Mark Wilson - 395 Via Promesa, Nipomo

The general comments were concerns for adequate space in the schools, public safety, sidewalks. Some asked the Board what authority it had with planning. The answer was the county has the jurisdiction over planning and density. The place to voice concerns is with the County Supervisors.

Upon motion of Director Kaye and seconded by Director Mendoza, the Board unanimously directed the Manager to write a letter to the San Luis Obispo County Board of Supervisors voicing the concerns of the public as shared at this meeting.

4. INTENT-TO-SERVE - TRACT 2304 (WITTSTROM)

Request for service for a 46 lot subdivision on Mesa & Osage Rds.

Mr. Jones explained that Mr. Wittstrom was asking the Board for a revision to the original Intent-to-Serve letter for Tract 2304 from 39 one-acre lots to 46 half-acre lots. Director Kaye voiced concerns whether septic systems on half-acre (if approved by SRWQCB) would be adequate and might lead to eventual connection to sanitary sewers.

During this agenda item, the following members of the public spoke:

Bonnie Tzysnsky - 215 Tejas, Nipomo

John Snyder, 662 Eucalyptus, Nipomo

Bill Senna - Oceano, Lucia Mar School District Board Member

Dorothy ? - 484 Tejas Place, Nipomo

Richard Theriot - 385 Tejas Pl., Nipomo

Donna Mills - 655 Sweet Donna Pl., Nipomo

Marian Wilson - 395 Via Promesa

Karl Wittstrom, Paso Robles

Ernest Thompson - 734 Citrus Lane, Nipomo

Brian Touey - 974 Silver Dollar, Nipomo

Mark Wilson - 395 Via Promesa, Nipomo

At 9:10 pm President Blair closed the Public Comments period.

Director Simon moved and Director Blair seconded the motion to issue an Intent-to-Serve letter for Tract 2304. Motion failed. (Vote 2-3 Yes- Directors Simon and Blair No-Directors Mendoza, Mobraaten and Kaye) Legal Counsel suggested the following: To be included in the Intent-to-Serve letter, that the Board will consider a letter from the Water Quality Control Board confirming the percolation tests at a regularly scheduled meeting for its approval instead of it being an administrative process. The Board could review it and be satisfied that the determinations are made adequately that the project meets the sewer requirements. Upon motion of Director Simon and seconded by Director Mobraaten, the Board unanimously approved the Intent-to-Serve letter with the conditions as outlined.

5. INTENT-TO-SERVE - CO 98-0028 (BUCKLER)

Request for service for a 2-lot development at Sandydale & Pomeroy Rds.

Mr. Jones explained the request from Mr. Buckler for Parcel Map CO 98-0028.

During this agenda item, the following members of the public spoke:

John Snyder, 662 Eucalyptus, Nipomo

Upon motion of Director Mendoza, seconded by Director Simon, the Board unanimously approved the Intent-to-Serve letter with conditions as stated in the Board letter.

6. RWQCB CORRESPONDENCE CSA-1F (GALAXY PARK AREA)
Review issues of CSA-1F connecting to the District sewer system

Mr. Jones explained the District had received correspondence concerning annexation of 12 lots into the CSA-1F. The Board directed staff to write a letter to the County Engineering Department inviting some one to come to the next Board meeting to explain the actions taken concerning this proposed annexation.

7. NEW WATER STORAGE & WATER MAINS

Request bids to construct a one million gallon water storage tank and new water mains

Mr. Jones explained that the Boyle Master Plan stipulates that an additional one million gallon storage tank and new water mains need to be installed. Upon motion of Director Kaye, seconded by Director Blair, the Board unanimously authorized staff to go to bid for project.

8. REPLACEMENT STUDY PROPOSALS

Review proposals received for a water and sewer replacement study

Mr. Jones explained the proposals received from Boyle Eng. & Cannon Associates to perform a replacement study.

During this agenda item, the following members of the public spoke:

Bruce Nybo, Branch Manager-Boyle Engineering

A Sub-Committee was formed with Directors Kaye and Mendoza to study the proposals and come back to the Board with a recommendation.

FINANCIAL REPORT

9. APPROVAL OF WARRANTS

Upon motion of Director Kaye and seconded by Director Mendoza, the Board unanimously approved the Warrants presented at the March 3, 1999 Regular meeting.

OTHER BUSINESS

10. MANAGER'S REPORT

Mr. Jones presented information on the following item:

1. U S Water News articles
2. Presented a Draft of the District Newsletter

11. DIRECTORS COMMENTS

Director Mobraaten asked if NCSD should respond to letter to the editor.

Director Kaye gave a report on the Chamber of Commerce meeting.

Legal Counsel, Jon Seitz, explained the need to go into Closed Session. He identified that the property to be negotiated was at the intersection of Dana-Foothill and Tefft Roads in Nipomo. The purpose of the negotiation is for terms and conditions to purchase an easement for a proposed tank site. He identified the negotiator for the District as Doug Jones and the negotiator for the Dana Estates as Attorney Dick Weldon, esq.

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL (a) and (b) GC§ 54956.9 (c) GC§54956.8

- a. SMVWCD vs NCSD Case No. CV 770214
- b. NCSD vs. Shell Oil, et. al. Case No. CV 077387
- c. REAL PROPERTY NEGOTIATION, DANA ESTATE, TANK SITE

The Board came back into Open Session with no reportable action.

ADJOURN

President Blair adjourned the meeting at 10:08 p.m.