

# NIPOMO COMMUNITY SERVICES DISTRICT

## MINUTES

JULY 7, 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**

1. ROLL CALL  
At Roll Call, all Board members were present.

### **PUBLIC COMMENTS PERIOD**

2. PUBLIC COMMENTS  
President Blair opened the meeting to Public Comment.  
There were no public comments.

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

3. SUMMIT STATION AREA INSTANCE OF LOW PRESSURE  
Review causes of low water pressure

Director Kaye requested that this item be put on the agenda. Mr. Jones explained that three incidents in the past month caused pressure fluctuations to occur in the Summit Station area. 1) Contractor pulling water incorrectly from a hydrant, 2) Malfunction in the SCADA system, 3) vehicle accident on Pomeroy Rd. Director Kaye read a statement to the public concerning the complaints.

During this agenda item, the following members of the public spoke:  
Mary Holder, 234 Summit Station Rd., Nipomo  
John Miranda, 491 Nopal Way, Nipomo  
John Snyder, 662 Eucalyptus Rd., Nipomo

Mr. Jones reminded the Board of the three options given to the Board at a meeting last year. The Board decided to put a test booster pump on a meter last year.

Mr. Jim Garing, District Engineer, explained the design of the water system. It was designed to produce a fire flow of 500 gpm. This lowered the cost to the residents from the originally designed fire system of 1000 gpm. The pressure normally does not go below 20 psi. These isolated cases caused the pressure to fluctuate.

Mr. Garing stated that the system was designed to provide 500 gallons per minute rather than 1000 gpm in order to save money for the residents on the assessment. Upon motion of Director Mendoza and seconded by Director Simon, the Board directed staff and District engineer to provide Board with information with possible means to remedy the situation containing technological information plus the costs at the different ranges of pressure.

\*\*Further information on this item under Directors Comments.

4. RETRO-FIT AGREEMENT APPROVAL  
Review and approve a plumbing Retro-Fit Agreement for development

Mr. Jones explained that a Retro-Fit Agreement is necessary for any annexation to the District or Outside User Agreements who need to supply their own water. Upon motion of Director Kaye and seconded by Director Simon, the Board approved Resolution 99-703. Vote 5-0

#### **RESOLUTION NO. 99-703**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT  
ESTABLISHING RETROFIT GUIDELINES**

5. REQUEST FOR SERVICE - TRACT NO. 2347  
Request for water and sewer service for a 13 lot development between Tefft and Cyclone Sts. Mr. Jones explained that a request was received from Urban Planning Concepts for an Intent-to-Serve Letter for Tract 2347, a 13-lot subdivision between Tefft St. and Cyclone Street. Upon motion of Director Kaye and seconded by Director Mendoza, the Board approved an Intent-to-Serve Letter, with conditions as outlined in the revised Board letter, for water and sewer service for the 13-lot development known as Vista Verde Estates.
  
6. **CONSENT AGENDA** *The following items are considered routine and non-controversial by staff and may be approved by one motion if no member of the Board wishes an item be removed. If discussion is desired, the item will be removed from the consent agenda and will be considered separately. Questions or clarification may be made by the Board members without removal from the Consent Agenda. The recommendations for each item are noted in parenthesis.*
  - a) **BOARD MEETING MINUTES (APPROVE)**  
Approval of minutes of the June 16, 1999 Regular Board meeting.  
  
Upon motion of Director Mobraaten and seconded by Director Mendoza, the Board unanimously approved the Minutes of the June 16, 1999 Regular Board Meeting.

**FINANCIAL REPORT**

7. APPROVAL OF WARRANTS  
Upon motion of Director Kaye and seconded by Director Mendoza, the Board unanimously approved the Warrants presented at the July 7, 1999 Regular Meeting.

**OTHER BUSINESS**

8. MANAGER'S REPORT  
Mr. Jones presented information on the following:
  1. SLO-CSDA Chapter Meeting
  2. CSDA - Board of Directors Election
  3. SDRMA - Board Elections
  
9. DIRECTORS COMMENTS  
\*\*Staff told the Board that on June 16, 1999, a sign was on the door explaining that the office was closed for training for 2 hours. The answering service was instructed to take calls.

District Legal Counsel, Jon Seitz, announced the need to go into Closed Session to discuss the following items:

**CLOSED SESSION**

- CONFERENCE WITH LEGAL COUNSEL (a) and (b) GC§54956.8
- a. NCSD vs. Shell Oil, et. al. Case No. CV 077387
  - b. SMVWCD vs NCSD Case No. CV 770214
  - c. Real Property Neg, Dist. Rep. Gen. Mgr., Prop rep. Dana Estates, acquisition of tank site easement at Dana-Foothill & Tefft
  - d. Koch California LTD. vs. NCSD Case No. CV 990266

The Board came back into open session. The Board gave directions to Special Counsel concerning Shell Oil. It was announced that eminent domain proceedings had been filed on the Dana Estate Case No. CV990547.

**ADJOURN**

President Blair adjourned the meeting at 9:55 p.m.