

NIPOMO COMMUNITY SERVICES DISTRICT

Celebrating 42 - Years of Service 1965 - 2007

AGENDA

JULY 25, 2007 9:00 A. M.

BOARD ROOM 148 SOUTH WILSON STREET, NIPOMO, CA

BOARD of DIRECTORS

MICHAEL WINN, **PRESIDENT**
LARRY VIERHEILIG, **VICE PRESIDENT**
CLIFFORD TROTTER, **DIRECTOR**
ED EBY, **DIRECTOR**
JAMES HARRISON, **DIRECTOR**

PRINCIPAL STAFF

BRUCE BUEL, **GENERAL MANAGER**
LISA BOGNUDA, **ASSIST. GENERAL MANAGER**
DONNA JOHNSON, **BOARD SECRETARY**
JON SEITZ, **GENERAL COUNSEL**
DAN MIGLIAZZO, **UTILITY SUPERVISOR**

Mission Statement: The Nipomo Community Services District's mission is to provide the community with reliable, quality and cost-effective services.

Vision Statement: The Nipomo Community Services District's vision is to manage the resources and future growth of the community.

NOTE:

- *All comments concerning any item on the agenda are to be directed to the Board President.*
- *Consistent with the Americans with Disabilities Act and California Government Code §54954.2 requests for disability related modification or accommodation, including auxiliary aids or services may be made by a person with a disability who requires the modification or accommodation in order to participate at the below referenced public meeting by contacting the District General Manager or Assistant Administrator at 805-929-1133.*
- *District-prepared staff reports and documents are generally posted on the District's website {NCS.D.CA.GOV} on the same date the agenda is posted.*
- *Items may be taken out of order. The Board typically breaks for lunch at approximately 12 noon and conducts closed session at that time, reconvening to public session at approximately 1:00 p. m.*
- *Please turn off any cell phone during the meeting, as a courtesy to others.*

A. CALL TO ORDER AND FLAG SALUTE

NEXT RESOLUTION 2007-1030

NEXT ORDINANCE 2007-107

B. ROLL CALL

C. PRESENTATIONS AND PUBLIC COMMENT

C-1) MIKE NUNLEY OF BOYLE ENGINEERING

Update on Southland Wastewater Treatment Facility Master Plan

C-2) NCSD UTILITY SUPERVISOR DAN MIGLIAZZO

Update on District Utility Operations

C-3) DIRECTORS' ANNOUNCEMENTS OF DISTRICT & COMMUNITY INTEREST

Receive Announcements from Directors Items of District & Community Interest

C-4) PUBLIC COMMENT ON ITEMS NOT ON AGENDA

Any member of the public may address and ask questions of the Board relating to any matter within the Board's jurisdiction not on the Board's agenda or pending before the Board.

Public Comment is limited to three (3) minutes or otherwise at the discretion of the President.

**Nipomo Community Services District
REGULAR MEETING
AGENDA**

D. 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 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 brackets.*

D-1) APPROVE WARRANTS [RECOMMEND APPROVAL]

D-2) APPROVE BOARD MEETING MINUTES [RECOMMEND APPROVAL]
Approve Minutes of June 20, 2007; June 27, 2007; and July 2, 2007 Meetings

D-3) REVIEW PROCESS FOR REVIEW OF GENERAL MANAGER'S PERFORMANCE
[RECOMMEND ADOPTION]

D-4) ENDORSE SLO COUNTY INTEGRATED REGIONAL WATER MANAGEMENT PLAN
[RECOMMEND ADOPTION]

D-5) ACCEPT 2ND QUARTER INVESTMENT REPORT [ACCEPT REPORT]

D-6) AUTHORIZE RECORDATION OF QUITCLAIM DEEDS REJECTING MARIA VISTA
ESTATES DRAINAGE FACILITIES [ADOPT RECOMMENDATION]

D-7) ACCEPT BAUR TRACT 2595 WATER AND SEWER IMPROVEMENTS AT 180 WEST
PRICE STREET [ADOPT RECOMMENDATION]

D-8) RECEIVE STAFF'S PROPOSED POLICY RE REQUIRING APPLICANTS TO PAY FOR
THE ADDITIONAL COST OF SPECIAL MEETINGS CALLED TO CONSIDER A
SPECIFIC PROJECT [SET ADOPTION DATE]

E. ADMINISTRATIVE ITEMS

E-1) RECEIVE DRAFT PARKS SURVEY AND ORDER EDITS [ADOPT
RECOMMENDATION]

E-2) AWARD BID FOR CONSTRUCTION OF BLACK LAKE WWTF POND #3 LINER
REPLACEMENT PROJECT AND ADOPT RESOLUTION AUTHORIZING LOAN FROM
TOWN SEWER FUND PREDICATED ON REPAYMENT BY BLACK LAKE SEWER
CUSTOMERS [ADOPT RESOLUTIONS]

E-3) RECEIVE DRAFT COMBINED WATER SYSTEM FINANCIAL PLAN AND USER RATES
EVALUATION; ORDER EDITS; AND SET WORKSHOP FOR PUBLIC FEEDBACK
[ADOPT RECOMMENDATION]

E-4) RECEIVE DRAFT TOWN SEWER SYSTEM FINANCIAL PLAN AND USER RATES
EVALUATION; ORDER EDITS; AND SET WORKSHOP FOR PUBLIC FEEDBACK
[ADOPT RECOMMENDATION]

**Nipomo Community Services District
REGULAR MEETING
AGENDA**

- E-5 RECEIVE DRAFT BLACK LAKE SEWER SYSTEM FINANCIAL PLAN AND USER RATES EVALUATION; ORDER EDITS; AND SET WORKSHOP FOR PUBLIC FEEDBACK [ADOPT RECOMMENDATION]
- E-6) CONSIDER REQUEST FROM DIRECTOR HARRISON TO RECONSIDER USE OF BOARD CHAMBERS BY INCORPORATION COMMITTEE [PROVIDE POLICY GUIDANCE]

Adjourn to the Nipomo Community Services District Public Facilities Corporation

ROLL CALL

Public Comment on Agenda Items

The public has the right to comment on any item on the Public Facilities Corporation Meeting Agenda. Comments are limited to three minutes or otherwise at the discretion of the President.

- A. NIPOMO COMMUNITY SERVICES DISTRICT PUBLIC FACILITIES CORPORATION
Annual Meeting of the Nipomo Community Services District Public Facilities Corporation

ADJOURN TO NCSD REGULAR MEETING

- F. MANAGER'S REPORT
- G. COMMITTEE REPORTS
 - 1. 7/18/07 Parks Committee Meeting
- H. DIRECTORS' REQUESTS TO STAFF AND SUPPLEMENTAL REPORTS
- I. CLOSED SESSION ANNOUNCEMENTS
 - 1. CONFERENCE WITH LEGAL COUNSEL PENDING LITIGATION GC§54956.9 SMVWCD VS NCSD SANTA CLARA COUNTY CASE NO. CV 770214 AND ALL CONSOLIDATED CASES.
 - 2. CONFERENCE WITH LEGAL COUNSEL PENDING LITIGATION GC§54956.9 MARIA VISTA VS. NCSD CASE NO. CV 040877, MARIA VISTA VS. NCSD CASE NO. CV 061079, AND MARIA VISTA VS. LINDA VISTA FARMS, NCSD ET AL CASE NO. CV 040150;
 - 3. CONFERENCE WITH LEGAL COUNSEL RE: PENDING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9; NCSD VS. SLO COUNTY (CASE NO. CV 070066)
 - 4. CONFERENCE WITH LEGAL COUNSEL RE: PENDING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9; MARIA VISTA ESTATES V. NCSD ET AL. (CASE NO. ND07-10362RR IN UNITED STATES BANKRUPTCY COURT, CENTRAL DISTRICT, NORTHERN DIVISION

**Nipomo Community Services District
REGULAR MEETING
AGENDA**

J. PUBLIC COMMENT ON CLOSED SESSION ITEMS

K. ADJOURN TO CLOSED SESSION

L. OPEN SESSION

ANNOUNCEMENT OF ACTIONS, IF ANY, TAKEN IN CLOSED SESSION

ADJOURN

➤ **THE FOLLOWING REGULAR BOARD MEETING IS AUGUST 8, 2007.**

TENTATIVELY SCHEDULED ITEMS INCLUDE:

- Southland WWTF Upgrade Project Geo-Hydrology Review
- Reduction of Solid Waste Franchise Fee

➤ **THE FOLLOWING SPECIAL BOARD MEETING IS AUGUST 15, 2007.**

TENTATIVELY SCHEDULED ITEMS INCLUDE:

- Review of Draft Water and Sewer Master Plan

TO: BOARD OF DIRECTORS
FROM: BRUCE BUEL *BB*
DATE: JULY 20, 2007



CONSENT AGENDA

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PLAN [RECOMMEND ADOPTION]
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ESTATES DRAINAGE FACILITIES [ADOPT RECOMMENDATION]
- D-7) ACCEPT BAUR TRACT 2595 WATER AND SEWER IMPROVEMENTS AT 180
WEST PRICE STREET [ADOPT RECOMMENDATION]
- D-8) RECEIVE STAFF'S PROPOSED POLICY RE REQUIRING APPLICANTS TO PAY
FOR THE ADDITIONAL COST OF SPECIAL MEETINGS CALLED TO CONSIDER
A SPECIFIC PROJECT [SET ADOPTION DATE]

TO: BOARD OF DIRECTORS
 FROM: BRUCE BUEL *BB*
 DATE: JULY 20, 2007

**AGENDA ITEM
 D-1
 JULY 25, 2007**

HAND WRITTEN CHECKS

06-27-07	19009	L VIERHEILIG	490.74
07-02-07	19014	M WINN	100.00
07-02-07	19015	L VIERHEILIG	100.00
07-02-07	19017	E EBY	100.00

**TOTAL COMPUTER
 CHECKS
 \$ 412,562.82**

VOIDED CHECKS

19010, 19011,
 19016, 19018
 13743-13790

COMPUTER GENERATED CHECKS

Check Number	Check Date	Vendor Number	Name	Gross Amount	Discount Amount	Net Amount	Invoice #	Payment Information Description
13743	06/29/07	EMP01	EMPLOYMENT DEVELOP DEPT	758.52	.00	758.52	A70625	STATE INCOME TAX
13744	06/29/07	MID01	MIDSTATE BANK-PR TAX DEP	2868.41	.00	2868.41	A70625	FEDERAL INCOME TAX
				183.22	.00	183.22	1A70625	FICA
				693.78	.00	693.78	2A70625	MEDICARE (FICA)
			Check Total.....:	3745.41	.00	3745.41		
13745	06/29/07	MID02	MIDSTATE BANK - DIRECT DP	20428.37	.00	20428.37	A70625	NET PAY
13746	06/29/07	PER01	PERS RETIREMENT	6650.20	.00	6650.20	A70625	PERS PAYROLL REMITTANCE
13747	06/29/07	STA01	STATE STREET GLOBAL	1105.00	.00	1105.00	A70625	457 DEFERRED COMP
013748	07/06/07	ABA01	ABALONE COAST BACTERIOLOG	176.00	.00	176.00	1489	TOWN WWTF LAB
				80.00	.00	80.00	1527	TOWN WATER SAMPLE
				20.00	.00	20.00	1528	BL WWTF LAB
				20.00	.00	20.00	1539	BL WWTF LAB
				176.00	.00	176.00	1540	TOWN WWTF LAB
				20.00	.00	20.00	1546	BL WWTF LAB
				20.00	.00	20.00	1553	BL WWTF LAB
				80.00	.00	80.00	1561	WATER SAMPLES
				20.00	.00	20.00	1562	BL WWTF LAB
				20.00	.00	20.00	1569	BL WWTF LAB
				20.00	.00	20.00	1582	BL WWTF LAB
			Check Total.....:	652.00	.00	652.00		
013749	07/06/07	ADV01	ADVANTAGE ANSWERING PLUS	104.95	.00	104.95	86563	PAGING SERVICE
013750	07/06/07	ALX01	ALEXANDER'S CONTRACT SERV	2815.92	.00	2815.92	062807	METER READS
013751	07/06/07	AME03	AMERI PRIDE	17.25	.00	17.25	F043935	UNIFORMS ETC
				69.24	.00	69.24	F204269	UNIFORMS, ETC
				74.01	.00	74.01	F209941	UNIFORMS, ETC
				69.24	.00	69.24	F215642	UNIFORMS ETC
				74.01	.00	74.01	F221280	UNIFORMS ETC
			Check Total.....:	303.75	.00	303.75		
013752	07/06/07	AQU01	AQUA-METRIC SALES CO.	2695.16	.00	2695.16	17626	METERS
013753	07/06/07	ASA01	ASAP REPROGRAPHICS	292.38	.00	292.38	112853	PRINTING
013754	07/06/07	BRE02	BRENTAG PACIFIC INC.	634.63	.00	634.63	446618	CHLORINE
				619.70	.00	619.70	446619	CHLORINE
			Check Total.....:	1254.33	.00	1254.33		
013755	07/06/07	BRI01	BRISCO'S	264.37	.00	264.37	133519+	SUPPLIES
013756	07/06/07	CLE06	CLEVER DUCKS	702.33	.00	702.33	NCSD076A	COMPUTER SUPPORT
013757	07/06/07	COR01	CORBIN WILLITS SYSTEMS	724.18	.00	724.18	A706151	BILLING PROG SUPPORT
013758	07/06/07	COU01	COURIER SYSTEMS	225.42	.00	225.42	063007	DELIVERY
013759	07/06/07	CUE01	CUESTA EQUIPMENT	1021.88	.00	1021.88	336189	TOWN WWTF SUPPLIES
013760	07/06/07	CUL02	CULLIGAN WATER CONDITION	10.16	.00	10.16	063007	DELIVERY
013761	07/06/07	DEW01	J B DEWAR INC	286.87	.00	286.87	364012	WELL OIL
013762	07/06/07	EMP01	EMPLOYMENT DEVELOP DEPT	222.04	.00	222.04	6/30/07	2ND QTR 6/30/07 SUI/ETT
013763	07/06/07	FAR01	FARM SUPPLY COMPANY	204.42	.00	204.42	394571	SUPPLIES

**NIPOMO COMMUNITY SERVICES DISTRICT
WARRANTS JULY 20, 2007**

**AGENDA ITEM
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Check Number	Check Date	Vendor Number	Name	Gross Amount	Discount Amount	Net Amount	Payment Information	
							Invoice #	Description
013764	07/06/07	FAR02	FAR WEST EXPRESS	26.50	.00	26.50	E8672	DELIVERY TO MAIL BILLS
013765	07/06/07	FGL01	FGL ENVIRONMENTAL	97.00 72.00 187.00 97.00 81.00 137.00	.00 .00 .00 .00 .00 .00	97.00 72.00 187.00 97.00 81.00 137.00	705003 706675 706678 706679 706704 706807	TOWN WWTF LAB BL WWTF LAB TOWN WWTF LAB TOWN WWTF LAB TOWN WWTF LAB BL WWTF LAB
			Check Total.....:	671.00	.00	671.00		
013766	07/06/07	GIL01	GLM, INC.	300.00	.00	300.00	062807	LANDSCAPE FOR OFFICE
013766	07/06/07	GIL01	GLM, INC.	100.00	.00	100.00	062807BL	BL LANDSCAPE
			Check Total.....:	400.00	.00	400.00		
013767	07/06/07	GOV01	GOVERNMENT FINANCE OFFICE	150.00	.00	150.00	25001-07	MEMBERSHIP DUES
013768	07/06/07	GRA01	GRANDFLOW, INC.	352.24	.00	352.24	92640	PRINTED CHECKS
013769	07/06/07	GWA01	GWA INC	28.00	.00	28.00	706006401	FIRE ALARM SYSTEM
013770	07/06/07	HAY01	HAYES & SONS	3950.00	.00	3950.00	501272	PAVE N FRONTAGE & WILLOW
013771	07/06/07	IMP02	IMPAC GOVERNMENT SERVICES	157.54 106.98 47.43 46.05 170.51 57.50	.00 .00 .00 .00 .00 .00	157.54 106.98 47.43 46.05 170.51 57.50	062207 062207A 062207B 062207C 062207D 062207E	MISC OFFICE EXPENSES TRAVEL FUEL PAMPHLETS WWT OPERATOR GUIDES DROUGHT MGMT HANDBOOK
			Check Total.....:	586.01	.00	586.01		
013772	07/06/07	JOB01	JOBS AVAILABLE INC	1417.50	.00	1417.50	714069	ADS FOR EMPLOYMENT
013773	07/06/07	LAN02	LANDMARK LANDSCAPE CO INC	214.00	.00	214.00	38373	TRACT 2409 LANDSCAPE MAIN
013774	07/06/07	NIP01	NIPOMO ACE HARDWARE INC	468.55	.00	468.55	642589+	SUPPLIES
013775	07/06/07	PGE01	P G & E	44357.56	.00	44357.56	062107	ELECTRICITY 4449664603-3
013776	07/06/07	PRE01	PRECISION JANITORIAL	275.00	.00	275.00	163	JUNE JANITORIAL SERVICE
013777	07/06/07	SAI01	SAIC	11789.63	.00	11789.63	922812	HYDROLOGIC MONITORING
013778	07/06/07	SAN01	SANTA MARIA TIRE INC	1069.55	.00	1069.55	443527	TRUCK MAINTENANCE
013779	07/06/07	SOU01	SOUTH COUNTY SANITARY	34.24 165.80	.00 .00	34.24 165.80	1856922 1865191	TRASH COLLECTION TRASH COLLECTION OLDE TOW
			Check Total.....:	200.04	.00	200.04		
013780	07/06/07	SPE01	SPECIAL DISTRICT RISK	6223.00 37605.07	.00 .00	6223.00 37605.07	22427 070107	WORKERS COMP INS (JULY-SE LIABILITY INSURANCE-PROGR
			Check Total.....:	43828.07	.00	43828.07		
013781	07/06/07	SPM01	SP MAINTENANCE SERVICES	1828.00 1832.00	.00 .00	1828.00 1832.00	18141 19263	STREET SWEEPING MARCH STREET SWEEPING JUNE
			Check Total.....:	3660.00	.00	3660.00		
013782	07/06/07	STA03	STATEWIDE SAFETY & SIGNS	91.63	.00	91.63	55490	SUPPLIES
013783	07/06/07	STA09	STANDARD INSURANCE	2328.48	.00	2328.48	070107	INSURANCE
013784	07/06/07	THE01	THE GAS COMPANY	22.40 15.78	.00 .00	22.40 15.78	062007 062507	OFFICE HEAT GAS ENGINE 1109698878
			Check Total.....:	38.18	.00	38.18		
013785	07/06/07	UNI01	UNION ASPHALT, INC.	1798.61	.00	1798.61	277341	COLD MIX
013786	07/06/07	USA01	USA BLUEBOOK	226.42	.00	226.42	400318	SUPPLIES
013787	07/06/07	VER01	VERIZON	34.12 34.12	.00 .00	34.12 34.12	061907A 061907B	BL PHONE BL PHONE
			Check Total.....:	68.24	.00	68.24		
013788	07/06/07	WHI02	CELESTE WHITLOW	29.07 60.38	.00 .00	29.07 60.38	070107 062107+	REIMB FOR SUPPLIES REIMB FOR TRAVEL
			Check Total.....:	89.45	.00	89.45		
013789	07/06/07	\G004	JOHNSEN, BRIAN R	500.00	.00	500.00	000A70701	MQ CUSTOMER REFUND
013790	07/06/07	\H010	HALSELL BUILDERS,	302.57	.00	302.57	000A70701	MQ CUSTOMER REFUND

**NIPOMO COMMUNITY SERVICES DISTRICT
WARRANTS JULY 20, 2007**

**AGENDA ITEM
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JULY 25, 2007
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Check Number	Check Date	Vendor Number	Name	Gross Amount	Discount Amount	Net Amount	Invoice #	Payment Information- Description
13791	07/13/07	EMP01	EMPLOYMENT DEVELOP DEPT	622.51	.00	622.51	A70706	STATE INCOME TAX
13792	07/13/07	MID01	MIDSTATE BANK-PR TAX DEP	2540.28 218.06 673.14	.00 .00 .00	2540.28 218.06 673.14	A70706 1A70706 2A70706	FEDERAL INCOME TAX FICA MEDICARE (FICA)
			Check Total.....:	3431.48	.00	3431.48		
13793	07/13/07	MID02	MIDSTATE BANK - DIRECT DP	20024.34	.00	20024.34	A70706	NET PAY
13794	07/13/07	PER01	PERS RETIREMENT	6075.89	.00	6075.89	A70706	PERS PAYROLL REMITTANCE
13795	07/13/07	SIM01	SIMMONS, DEBRA	150.00	.00	150.00	A70706	WAGE ASSIGNMENT
13796	07/13/07	STA01	STATE STREET GLOBAL	1105.00	.00	1105.00	A70706	457 DEFERRED COMP
013797	07/25/07	ABA01	ABALONE COAST BACTERIOLOG	176.00 20.00 20.00 80.00 176.00 20.00 20.00 20.00 20.00 20.00 80.00 20.00 20.00	.00 .00 .00 .00 .00 .00 .00 .00 .00 .00 .00 .00 .00	176.00 20.00 20.00 80.00 176.00 20.00 20.00 20.00 20.00 20.00 80.00 20.00 20.00	1568 1570 1594 1595 1596 1599 1604 1610 1631 1632 1645 1658	TOWN WWTF LAB BL WWTF LAB BL WWTF LAB WATER SAMPLES TOWN WWTF LAB BL WWTF LAB BL WWTF LAB BL WWTF LAB BL WWTF LAB BL WWTF LAB WATER SAMPLES BL WWTF LAB BL WWTF LAB
			Check Total.....:	672.00	.00	672.00		
013798	07/25/07	ACC01	ACCURATE MAILING SERVICE	254.39 1127.50	.00 .00	254.39 1127.50	8171A 8171B	MAILING BILLS POSTAGE FOR BILLS
			Check Total.....:	1381.89	.00	1381.89		
013799	07/25/07	AME03	AMERI PRIDE	72.10 80.43	.00 .00	72.10 80.43	F226970 F232560	UNIFORMS ETC UNIFORMS ETC
			Check Total.....:	152.53	.00	152.53		
013800	07/25/07	ATT01	AT&T/MCI	-.34 37.28 145.03 124.11	.00 .00 .00 .00	-.34 37.28 145.03 124.11	T6593466C T6672891 T6672893 T6672894	PHONE Y16-449-94 PHONE 9290161553 PHONE 9291133911 PHONE 9291341672
			Check Total.....:	306.08	.00	306.08		
013801	07/25/07	AWW02	AMERICAN WATER WORKS ASSO	146.50	.00	146.50	10226143	WATER REUSE BOOK
013802	07/25/07	BAK02	BAKERSFIELD CALIFORNIAN	505.80	.00	505.80	2470010	ADS FOR EMPLOYMENT
013803	07/25/07	BOY01	BOYLE ENGINEERING CORP	2305.80 708.75 1786.05 510.30 109.35 1020.60 4326.75 270.00 2154.60 793.80 1447.88 54768.82	.00 .00 .00 .00 .00 .00 .00 .00 .00 .00 .00 .00	2305.80 708.75 1786.05 510.30 109.35 1020.60 4326.75 270.00 2154.60 793.80 1447.88 54768.82	45567 45568 45569 45570 45571 45572 45573 45574 45575 45576 45577 45578	TR 2312/2611 CO 05-0310 PCI CO 06-0037 PCI TR 2734 PCI TR 2715 PCI APN 130 043/4 PCI TASK ORDER 012-06 GENERAL APN 090 143 005/007 PCI TR 2312/2611 PCI CO 05-0115 PCI WATERLINE INTERTIE PROJEC ALTERNATIVE WATER SUPPLY
013803	07/25/07	BOY01	BOYLE ENGINEERING CORP	4460.40 67.50	.00 .00	4460.40 67.50	45579 45580	SOUTHLAND WWTF ENGINEERNG TR 2558 PCI
			Check Total.....:	74730.60	.00	74730.60		
013804	07/25/07	BRE02	BRENNTAG PACIFIC INC.	747.23 702.43	.00 .00	747.23 702.43	BPI692795 BPI692796	CHLORINE CHLORINE
			Check Total.....:	1449.66	.00	1449.66		
013805	07/25/07	CAL03	CALIFORNIA ELECTRIC SUPPL	112.28	.00	112.28	695975	SUPPLIES
013806	07/25/07	CAN02	CANNON ASSOCIATES	4556.25 19717.20 11822.53	.00 .00 .00	4556.25 19717.20 11822.53	41526 41538 41602	NCSO 40/30 CERTIFICATION OSO FLACO ALTERNATIVE-MAS WATER/SEWER MASTER PLAN
			Check Total.....:	36095.98	.00	36095.98		
013807	07/25/07	COU03	COUDRAY SERIGRAPHICS	530.65	.00	530.65	18719	TOTE BAGS
013808	07/25/07	DEE01	DEE JASPAR ASSOCIATES INC	9492.50	.00	9492.50	07-05066	BL BOOSTER PLANT REVIEW
013809	07/25/07	EBY01	EBY, ED	100.00	.00	100.00	072507	BOARD MEETING 7/25/07

Copy of document found at www.NoNewWipTax.com

**NIPOMO COMMUNITY SERVICES DISTRICT
WARRANTS JULY 20, 2007**

**AGENDA ITEM
D-1
JULY 25, 2007
PAGE FOUR**

Check Number	Check Date	Vendor Number	Name	Gross Amount	Discount Amount	Net Amount	Invoice #	Description
013810	07/25/07	FGL01	FGL ENVIRONMENTAL	97.00	.00	97.00	706335A	TOWN WWTF LAB
				187.00	.00	187.00	706762A	TOWN WWTF LAB
				112.00	.00	112.00	706977A	BL WWTF LAB
				56.00	.00	56.00	706982A	TOWN WWTF LAB
				112.00	.00	112.00	707224A	BL WWTF LAB
				187.00	.00	187.00	707225A	TOWN WWTF LAB
				36.00	.00	36.00	707228A	TOWN WWTF LAB
				Check Total.....:				787.00
013811	07/25/07	FUG01	FUGRO WEST, INC.	15396.55	.00	15396.55	3596	TOWN WWTF DISCHARGE STUDY
013812	07/25/07	GAR01	GARING TAYLOR & ASSOC	2293.75	.00	2293.75	7893	TR 1802 & 1856
				380.00	.00	380.00	7894	SHOP UPGRADE
				3159.90	.00	3159.90	7895	BL POND LINER
Check Total.....:				5833.65	.00	5833.65		
013813	07/25/07	GER01	GERMAN, SCOTT	91.15	.00	91.15	070707	REIMB FOR WORK BOOTS
013814	07/25/07	GRO02	GROUND UP	1190.00	.00	1190.00	85	CONST MGMT BL LINER
013815	07/25/07	HAR02	HARRISON, JAMES	100.00	.00	100.00	072507	BOARD MEETING 7/25/07
013816	07/25/07	IND02	INDEPENDENT ELEC SUPPLY	354.32	.00	354.32	24686	SUPPLIES
013817	07/25/07	MCD01	McDONOUGH HOLLAND & ALLEN	7861.30	.00	7861.30	189532	LEGAL SERVICES THUR 4/30/
				3575.41	.00	3575.41	190553	LEGAL FEES THRU 5/31/07
Check Total.....:				11436.71	.00	11436.71		
013818	07/25/07	MUL01	MULLAHEY FORD	120.22	.00	120.22	178927	2004 FORD MAINTENANCE
013819	07/25/07	NIP08	NIPOMO CSD	228.80	.00	228.80	071007	NCSD LANDSCAPE MAINT METE
013820	07/25/07	NIP09	NIPOMO MARKET PLACE	2068.55	.00	2068.55	88	GASOLINE
013821	07/25/07	NOB01	NOBEL SYSTEMS	1325.00	.00	1325.00	9657	CORRECTIONS TO ATLAS
013821	07/25/07	NOB01	NOBEL SYSTEMS	2681.25	.00	2681.25	9657B	ARC GIS LICENSES
				Check Total.....:				4006.25
013822	07/25/07	NUT01	NU TECH PEST MGMT	265.00	.00	265.00	62884	PEST CONTROL
				49.00	.00	49.00	62885	PEST CONTROL
Check Total.....:				314.00	.00	314.00		
013823	07/25/07	OFF01	OFFICE DEPOT	158.45	.00	158.45	392523816	OFFICE SUPPLIES
				-4.29	.00	-4.29	392599263C	CREDIT ACCOUNT
				133.10	.00	133.10	392848454	OFFICE SUPPLIES
Check Total.....:				287.26	.00	287.26		
013824	07/25/07	PER04	PERRY'S ELECTRIC MOTORS	1498.43	.00	1498.43	7304	TOWN WWTF AERATOR MAINT
013825	07/25/07	POO01	POOR RICHARD'S PRESS	195.60	.00	195.60	127948	PRINTING CONSERVATION BRO
				974.23	.00	974.23	127999	PRINTING CONSERVATION BRO
Check Total.....:				1169.83	.00	1169.83		
013826	07/25/07	PWM01	PW MANN ELECTRIC INC	2619.68	.00	2619.68	7050	BL BOOSTER CONTROLS
				1792.66	.00	1792.66	7051	GARDENIA LIFT STN TELEMET
				4946.66	.00	4946.66	7054	LA MIRADA LIFT STN MAINT
Check Total.....:				9359.00	.00	9359.00		
013827	07/25/07	REE02	THE REED GROUP INC	15067.50	.00	15067.50	956	RATE STUDY
013828	07/25/07	SAN04	SANTA MARIA TIMES	1035.84	.00	1035.84	315191	I-T-S LEGAL NOTICE
013829	07/25/07	SHI01	SHIPSEY & SEITZ, INC	9749.02	.00	9749.02	061507	LEGAL SERVICES
				7055.00	.00	7055.00	063007	LEGAL SERVICES
Check Total.....:				16804.02	.00	16804.02		
013830	07/25/07	THE01	THE GAS COMPANY	185.48	.00	185.48	062907	GAS ENGINE
013831	07/25/07	TRO01	TROTTER, CLIFFORD	100.00	.00	100.00	072507	BOARD MEETING 7/25/07
013832	07/25/07	VAL01	VALLEY SEPTIC SERVICE	2082.50	.00	2082.50	4268	PUMPED MANHOLE AT THOMPSON
				2320.00	.00	2320.00	4270	PUMPED MANHOLE AT THOMPSON
Check Total.....:				4402.50	.00	4402.50		
013833	07/25/07	VIE01	VIERHEILIG, LARRY	100.00	.00	100.00	072507	BOARD MEETING 7/27/07
013834	07/25/07	WIN01	WINN, MICHAEL	100.00	.00	100.00	072507	BOARD MEETING 7/25/07
013835	07/25/07	XER01	XEROX CORPORATION	85.18	.00	85.18	26101593	COPIER MAINT

NIPOMO COMMUNITY SERVICES DISTRICT

Wednesday, June 20, 2007

9:00 A. M.

SPECIAL MEETING MINUTES

BOARD of DIRECTORS

MICHAEL WINN, PRESIDENT
LARRY VIERHEILIG, VICE PRESIDENT
ED EBY, DIRECTOR
CLIFFORD TROTTER, DIRECTOR
JAMES HARRISON, DIRECTOR

PRINCIPAL STAFF

BRUCE BUEL, GENERAL MANAGER
LISA BOGNUDA, ASSIST. GENERAL MANAGER
DONNA JOHNSON, BOARD SECRETARY
JON SEITZ, GENERAL COUNSEL
DAN MIGLIAZZO, UTILITY SUPERVISOR

MEETING LOCATION

District Board Room
148 S. Wilson Street
Nipomo, California

00:00:00 A. CALL TO ORDER, ROLL CALL, AND FLAG SALUTE

Vice President Vierheilig called the meeting to order at 9:00 a.m. and led the flag salute. At Roll Call, President Winn was not present. President Winn arrived at approx. 9:30 a.m.

00:01:21 B. ADOPT RESOLUTION SETTING FY 2007-08 GANN APPROPRIATIONS LIMIT AND RESOLUTION ADOPTING FY 2007-2008 BUDGET

The Public Hearing was opened to discuss the proposed FY 2007-2008 Budget. Director Trotter pointed out that the footnotes on pages 9-12 within the Budget say "Rates subject to change." Director Vierheilig thanked Lisa Bognuda for the good work putting the Budget together.

There was no public comment.

Upon motion by Director Trotter and seconded by Director Eby, the Board unanimously approved the resolutions adopting the Budget and Appropriation Limitation. Vote 4-0.

YES VOTES	NO VOTES	ABSENT
Directors Trotter, Eby, Harrison and Vierheilig	None	Director Winn

RESOLUTION 2007-1023

A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
ADOPTING THE 2007-2008 FISCAL YEAR BUDGET

RESOLUTION NO. 2007-1024

A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
DETERMINING THE APPROPRIATION LIMITATION
FOR THE 2007-2008 FISCAL YEAR

00:05:14 C. REVIEW OFFICE BUILDING, LANDSCAPE AND IRRIGATION SYSTEM ISSUES

At 9:07 a.m., the Board took a tour around the building with Lisa Bognuda, Assistant Manager, explaining the different problems with the wood rot, termite damage, and paint condition. The Board discussed some possible remedies for the problems.

Conservation Specialist, Celeste Whitlow, showed the Board the different types of landscaping and irrigation challenges around the outside of the building. She had suggestions for irrigation and for drought tolerant plants. She had suggestions for demonstration water-wise plantings. She discussed using a pervious surface for a portion of the parking lot.

At 9:53 a.m., the Board went back into the Board room to discuss solutions for the building maintenance and the landscaping.

MINUTES SUBJECT TO BOARD APPROVAL

NIPOMO COMMUNITY SERVICES DISTRICT
Wednesday, June 20, 2007 9:00 A. M.
SPECIAL MEETING MINUTES
PAGE TWO

C. REVIEW OFFICE BUILDING, LANDSCAPE AND IRRIGATION SYSTEM ISSUES
(continued)

Bruce Buel, General Manager, proposed to evaluate the uncovered portions of the architecture, exploring man-made substances and getting quotes for subsequent consideration.

Landscaping and irrigation systems – Ms. Whitlow stated that she would like to use NCSD property to display water-wise xeriscape. The Board discussed hiring a professional to investigate the site plan and phasing the changes in the landscape to spread the costs over several years. The Board would like to see an over-all plan with several options and phasing.

There was no public comment.

00:22:16

D. RECEIVE RECOMMENDED WATER AND SEWER MASTER PLAN PROJECT
PRIORITIES LISTINGS FROM CANNON ASSOCIATES AND EDIT LISTINGS

Bruce Buel, General Manager, reviewed the idea to be presented by Cannon Associates. Attached to the Board letter are listings of water projects and plan sheets assuming constant flow and assuming variable flow.

Larry Kraemer from Cannon Associates introduced his co-workers, Rebecca Olton and Jeff Spannbauer, who assisted in the project. Mr. Spannbauer reviewed the proposed water system improvement projects listed in order of priority. He reviewed how recommendations were based. He reviewed the existing water system. He talked about how the supplemental water supply will come into the NCSD system and some options. The Board discussed many of the projects.

The Board took a break at 11:58 a.m. and returned at 12:09 p.m. Director Trotter left the meeting.

Mr. Spannbauer described alternatives to the water system projects.

Mike Nunley, Project Manager for the Supplemental Water Project, added information about the alternatives.

The Board set August 15, 2007, Special Meeting as a workshop to discuss the Draft Master Plan, including the sewer projects discussed on May 16, 2007, the water projects discussed at this meeting, and the balance of the Water and Sewer Master Plan chapters.

The following member of the public spoke:

Bill Nelson, NCSD resident – congratulated the District for the detailed analysis of the water and sewer system before new rates are established. He stated that when Reed does the rate analysis, he will need to put the projects in sequence over the next 3-5 years to raise the revenue to complete the projects. He stated that the District will need someone to run the Water Gem software. He also asked that the Board not forget the Black Lake sewer needed repairs.

President Winn adjourned the meeting at 1:15 p.m.

NIPOMO COMMUNITY SERVICES DISTRICT

Celebrating 42 - Years of Service 1965 - 2007

MINUTES

JUNE 27, 2007 9:00 A. M.

BOARD ROOM 148 SOUTH WILSON STREET, NIPOMO, CA

BOARD of DIRECTORS

MICHAEL WINN, **PRESIDENT**
LARRY VIERHEILIG, **VICE PRESIDENT**
CLIFFORD TROTTER, **DIRECTOR**
ED EBY, **DIRECTOR**
JAMES HARRISON, **DIRECTOR**

PRINCIPAL STAFF

BRUCE BUEL, **GENERAL MANAGER**
LISA BOGNUDA, **ASSIST. GENERAL MANAGER**
DONNA JOHNSON, **BOARD SECRETARY**
JON SEITZ, **GENERAL COUNSEL**
DAN MIGLIAZZO, **UTILITY SUPERVISOR**

Mission Statement: The Nipomo Community Services District's mission is to provide the community with reliable, quality and cost-effective services.

Vision Statement: The Nipomo Community Services District's vision is to manage the resources and future growth of the community.

00:00:00

A. CALL TO ORDER AND FLAG SALUTE

President Winn called the meeting to order at 9:00 a.m. and led the flag salute.

00:00:41

B. ROLL CALL

At Roll Call, all directors were present.

00:01:01

C. PRESENTATIONS AND PUBLIC COMMENT

C-1) MIKE NUNLEY OF BOYLE ENGINEERING

Mike Nunley, of Boyle Engineering and Project Manager for the Southland Wastewater Treatment Facility Master Plan presented an update on the project. There was a kick-off meeting with Fugro.

There is a Wastewater Committee meeting planned for July 23, 2007.

The Board thanked Mr. Nunley for his presentation.

C-2) BUD MADDOX OF CULLIGAN

Bud Maddox from the Santa Maria Culligan Water Conditioning explained basically how the softening of water occurs in an on-site system or an exchange canister.

Mr. Maddox answered questions from the Board.

The Board thanked Mr. Maddox for his presentation.

C-3) DIRECTORS' ANNOUNCEMENTS OF DISTRICT & COMMUNITY INTEREST

Receive Announcements from Directors Items of District & Community Interest

Director Eby

Dana Adobe fundraiser barbeque at St Joseph's, July 22, 2007, 4:00 to 7:00 p.m. \$100.00 tickets for two meals and a drawing for cash prizes.

Director Harrison

Chamber of Commerce Summer Event July 14th at Nipomo Park.

Nipomo Incorporation Committee for education met June 26, 2007, and discussed the by-laws.

Director Winn

WRAC (Water Resources Advisory Commission) meeting the third Wednesday, July 18th at 1:30 p.m. in San Luis Obispo to discuss Proposition 50 funding.

Nipomo Community Services District
REGULAR MEETING
MINUTES

C-4) PUBLIC COMMENT ON ITEMS NOT ON AGENDA

There was no public comment.

D. CONSENT AGENDA

- D-1) APPROVE WARRANTS
- D-2) APPROVE BOARD MEETING MINUTES
Approve Minutes of June 13, 2007 Meeting
- D-3) ACCEPT CYR WATER IMPROVEMENTS ON EASY LANE (APN 091-311-015)
- D-4) AUTHORIZE VOTE FOR BARBARA MANN TO FILL VACANT LAFCO SEAT
- D-5) AUTHORIZE EXECUTION OF AN AGREEMENT WITH THE WALLACE GROUP TO PROVIDE PARKS FUNDING DISTRICT EVALUATION
- D-6) ADOPT POLICY REGARDING RETENTION OF CONSTRUCTION MANAGEMENT SERVICES
- D-7) ACCEPT NEWDOLL WATER AND SEWER IMPROVEMENTS ON HONEY GROVE LANE (CO-0089)

Bruce Buel, General Manager, reviewed the items to be considered on the Consent Agenda. The Board had minor changes in the Minutes – Items E-7 & G. Upon motion by Director Eby, and seconded by Director Vierheilg, the Board unanimously approved the Consent Agenda, as amended. There was no public comment. Vote 5-0.

YES VOTES	NO VOTES	ABSENT
Directors Eby, Vierheilg, Trotter, Harrison, and Winn	None	None

RESOLUTION NO. 2007-1025
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
ACCEPTING THE WATER IMPROVEMENTS
FOR APN 091-311-015 AND 091-311-016 (CYR)

RESOLUTION NO. 2007-1026
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
ACCEPTING THE WATER AND SEWER IMPROVEMENTS
FOR CO 03-0089 (HONEY GROVE IV-NEWDOLL)

00:20:11

E. ADMINISTRATIVE ITEMS

E-1) REVIEW DRAFT SUPPLEMENTAL WATER PROJECT CONSTRAINTS ANALYSIS

Mike Nunley, Boyle Engineering Project Manager for the Supplemental Water Evaluation Project gave a summary of the first steps taken to obtain a supplemental water supply. He introduced Malcom McEwen who reviewed the presentation of the "Evaluation of Supplemental Water Alternatives." (A copy of the slide presentation is available for viewing in the District office.)
Mike Nunley answered questions from the Board.

The following member of the public spoke:
Kevin Beauchamp, local business owner – asked about the \$10 million cost difference between 3,000 AFY and 6,300 AFY. He asked about why it would cost \$25 million to tie into a pipeline that already exists in Thompson Avenue. He understood that it would require a general vote.

Nipomo Community Services District
REGULAR MEETING
MINUTES

E-1) REVIEW DRAFT SUPPLEMENTAL WATER PROJECT CONSTRAINTS ANALYSIS
(continued)

Mr. Beauchamp stated that he would be in favor of a desalination solution because the other solutions would have a reliability issue. If we could make it 8-10 years, then he supports using only desalination for the supplemental water supply rather than any of the other proposed sources.

Mr. McEwen answered Mr. Beauchamp's questions. Most of the difference in the 3,000 to 6,000 AFY is the cost of energy. The CCWA pipeline and the Intertie Project estimated costs are similar because the District probably would be required to pay for some of the past buy-in costs that Santa Maria has paid toward the State Water.

Bill Nelson, NCS D resident – stated that the data will need refining to find the best solution and he appreciates the Board's work in trying to develop a solution. He would like the Board to consider desalination so as not to be dependent on somebody else's good will.

Upon motion by Director Trotter and seconded by Director Eby, the Board unanimously agreed to:

- (1) Direct Boyle Engineering to revise the Supplemental Water Project Agreement Scope of Work to refocus the remaining funding on development of short-term water at the Nipomo turnout via an agreement with the City of Santa Maria to buy a portion of the City's CCWA Allotment and on development of long-term water using desalination technology with a phase in of the two projects over time, and
- (2) Direct Cannon Associates to revise its evaluation of Supplemental Water Projects in the Water and Sewer Master Plan to cost out the system upgrades related to the short term and long term projects described above.

Vote 5-0.

YES VOTES	NO VOTES	ABSENT
Directors Trotter, Eby, Vierheilig, Harrison, and Winn	None	None

The Board took a break at 10:37 a.m. and returned at 10:47 a.m.

01:37:26

E-2) RECEIVE UPDATE ON BLACK LAKE WWTF POND #3 LINER REPLACEMENT PROJECT BIDS [RECEIVE UPDATE AND CONTINUE CONSIDERATION OF BID AWARD TO JULY 25, 2007 MEETING]

Bruce Buel, General Manager, explained that bids were received from five companies. There is an irregularity in the low bidder's package. The second low bidder has protested. The District has retained the legal services of McDonough Holland and Allen to find the appropriate answer to the bid evaluation. The bids are valid for 90 days.

Upon motion by Director Eby and seconded by Director Vierheilig, the Board unanimously agreed to continue this item until July 25, 2007. There was no public comment. Vote 5-0.

YES VOTES	NO VOTES	ABSENT
Directors Eby, Vierheilig, Trotter, Harrison, and Winn	None	None

Nipomo Community Services District
REGULAR MEETING
MINUTES

01:43:50

E-3) REVISE SELECTION CRITERIA FOR NOMINATIONS OF IN-DISTRICT MEMBERS TO PARKS CITIZEN'S ADVISORY SUB-COMMITTEE

Bruce Buel, General Manager, reviewed the present selection criteria for nominations of In-District members to the Citizen's Advisory Sub-Committee for parks. The Board proposed some changes. There was no public comment. Upon motion by Director Trotter and seconded by Director Harrison, the Board unanimously agreed to the following revisions in the selection criteria: Vote 5-0.

- I. CRITERIA FOR 5 IN-DISTRICT MEMBERS
 - a. Resided in District for at least five years.
 - b. Not a director or employee of NCSD.
 - * Previous experience in Parks and Recreation may be a plus
- II. CRITERIA FOR 2 SOI MEMBERS
 - a. Resided in area of current SOI for at least five years.
 - b. Not a director or employee of NCSD.
 - * Previous experience in Parks and Recreation may be a plus

YES VOTES	NO VOTES	ABSENT
Directors Trotter, Harrison, Eby, Vierheilg, and Winn	None	None

Mr. Buel asked that the nominations be supplied by July 25, 2007.

01:57:00

E-4) REVIEW STAFF PROPOSAL TO INCREASE FEES FOR PROCESSING OF INTENT-TO-SERVE LETTER APPLICATIONS

Bruce Buel, General Manager, reviewed the proposal to increase the fees for processing of Intent-to-Serve letters. Presently, the fees do not cover the costs. The Board discussed options. Upon motion by Director Harrison and seconded by Director Trotter, the Board unanimously agreed to authorize staff to prepare a resolution for subsequent consideration. There was no public present to comment. Vote 5-0

YES VOTES	NO VOTES	ABSENT
Directors Harrison, Trotter, Eby, Vierheilg, and Winn	None	None

02:07:37

E-5) CONSIDER RETENTION OF ACTUARIAL CONSULTANT TO EVALUATE THE UNFUNDED LIABILITY ASSOCIATED WITH "OTHER POST EMPLOYMENT BENEFITS (OPEB)

Bruce Buel, General Manager, reviewed the concept of retaining an actuarial consultant to evaluate the unfunded liability associated with "Other Post Employment Benefits" (OPEB). Board discussion ensued. Upon motion by Director Eby and seconded by Director Vierheilg, the Board unanimously agreed to direct staff to prepare and circulate an RFP for actuarial services and to submit the resultant proposals for review by the Board of Directors at a future Board meeting. There was no public present. Vote 5-0.

YES VOTES	NO VOTES	ABSENT
Directors Eby, Vierheilg, Harrison, Trotter, and Winn	None	None

Nipomo Community Services District
REGULAR MEETING
MINUTES

02:13:30

E-6) AUTHORIZE EXECUTION OF AGREEMENT WITH CANNON ASSOCIATES TO DESIGN WATER LINE RE-LOCATIONS UNDER COUNTY DRAINAGE CULVERTS

Bruce Buel, General Manager, reviewed the plans for SLO County to re-construct drainage culverts in the Fall and next Spring. These projects will require NCSD to re-locate at least one of our water lines. The Board discussed the matter. Upon motion by Director Vierheilig and seconded by Director Eby, the Board unanimously agreed to direct the President to execute a standard consultant services agreement with Cannon Associates to perform the services set forth in Cannon's proposal on a time-and-materials basis with a not-to-exceed expenditure limit of \$24,750. There was no public present. Vote 5-0.

YES VOTES	NO VOTES	ABSENT
Directors Vierheilig, Eby, Harrison, Trotter, and Winn	None	None

02:20:00

F. MANAGER'S REPORT

Bruce Buel, General Manager, presented the report as in the Board letter. He added that on June 18, 2007, he met with Dave Flynn and Dale Ramey of SLO County and discussed the Willow Road crossing. It is not clear about the funding. He also stated that he met with some folks from the Crystal Oaks development (Greg Parker, Peter Piller and Damien Mavin) The Board had questions concerning the report.

Mr. Buel read a letter into the record at Mr. George Billinger's request because Mr. Billinger had another commitment and could not be present. This letter, concerning the drilling of two wells and repair of a water pump station within the Black Lake development, was from the Black Lake Golf Course Superintendent to Black Lake residents.

President Winn directed a Special Meeting to be held July 2, 2007, at 2:00 p.m. concerning the Maria Vista Estates development.

Bruce Buel, General Manager will be on vacation July 5th through July 17, 2007.

02:41:28

G. COMMITTEE REPORTS

- 1. 6/18/07 Supplemental Water Committee Meeting
The Minutes are included in the Board packet.

The Water Conservation Sub-Committee met June 19, 2007.

July 3, 2007, Water Conservation Committee meeting at 2:00 p.m.

July 18, 2007, Parks Committee meeting at 1:00 p.m.

July 23, 2007, Southland Wastewater Treatment Facility Committee meeting at 2:00 p.m.

02:47:00

H. DIRECTORS' REQUESTS TO STAFF AND SUPPLEMENTAL REPORTS

None

02:47:13

I. CLOSED SESSION ANNOUNCEMENTS

Jon Seitz, District Legal Counsel, announced the following items to be discussed in Closed Session. There was no public present.

- 1. CONFERENCE WITH LEGAL COUNSEL PENDING LITIGATION
GC§54956.9 SMVWCD VS NCSD SANTA CLARA COUNTY CASE
NO. CV 770214 AND ALL CONSOLIDATED CASES.

MINUTES SUBJECT TO BOARD APPROVAL

Nipomo Community Services District
REGULAR MEETING
MINUTES

- 2. CONFERENCE WITH LEGAL COUNSEL PENDING LITIGATION GC§54956.9 MARIA VISTA VS. NCSO CASE NO. CV 040877, MARIA VISTA VS. NCSO CASE NO. CV 061079, AND MARIA VISTA VS. LINDA VISTA FARMS, NCSO ET AL CASE NO. CV 040150;
- 3. CONFERENCE WITH LEGAL COUNSEL RE: PENDING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9; NCSO VS. SLO COUNTY (CASE NO. CV 070066)
- 4. CONFERENCE WITH LEGAL COUNSEL RE: PENDING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9; MARIA VISTA ESTATES V. NCSO ET AL. (CASE NO. ND07-10362RR IN UNITED STATES BANKRUPTCY COURT, CENTRAL DISTRICT, NORTHERN DIVISION

J. PUBLIC COMMENT ON CLOSED SESSION ITEMS

There was no public comment.

K. ADJOURN TO CLOSED SESSION

President Winn adjourned to Closed Session at 12:00 p.m.

L. OPEN SESSION

ANNOUNCEMENT OF ACTIONS, IF ANY, TAKEN IN CLOSED SESSION

The Board came back into Open Session at 12:45 p.m. Jon Seitz, District Legal Counsel, announced that the Board did hear reports on the items listed above. There was no reportable action.

ADJOURN

President Winn adjourned the meeting at 12:46 p.m.

➤ THE FOLLOWING REGULAR BOARD MEETING IS JULY 25, 2007.

TENTATIVELY SCHEDULED ITEMS INCLUDE:

- Parks Survey Results
- Preliminary Rate Study Results
- Water Conservation Program

NOTE: The July 11, 2007, Board Meeting has been cancelled.

Taping started over at 00:00:00

NIPOMO COMMUNITY SERVICES DISTRICT

Monday, July 2, 2007

2:00 P. M.

SPECIAL MEETING MINUTES

BOARD of DIRECTORS

MICHAEL WINN, PRESIDENT
LARRY VIERHEILIG, VICE PRESIDENT
ED EBY, DIRECTOR
CLIFFORD TROTTER, DIRECTOR
JAMES HARRISON, DIRECTOR

PRINCIPAL STAFF

BRUCE BUEL, GENERAL MANAGER
LISA BOGNUDA, ASSIST. GENERAL MANAGER
DONNA JOHNSON, BOARD SECRETARY
JON SEITZ, GENERAL COUNSEL
DAN MIGLIAZZO, UTILITY SUPERVISOR

MEETING LOCATION

District Board Room
148 S. Wilson Street
Nipomo, California

00:00:00 A. CALL TO ORDER, ROLL CALL, AND FLAG SALUTE

President Winn called the meeting to order at 2:00 p.m. and led the flag salute.

At Roll Call, the following directors were present:

Directors Eby, Vierheilig, and Winn.

The following directors were absent:

Directors Harrison and Trotter.

President Winn announced that Public Comment is restricted to items on the agenda.

00:01:04 B. ACCEPTANCE OF MARIA VISTA ESTATES (TRACT 1802/1856) WATER AND SEWER IMPROVEMENTS IN SUPPORT OF FIRST 25 WATER METERS

Bruce Buel, General Manager, reviewed some of the background of the Maria Vista Estates water and sewer improvements and the present status. A number of items listed in the Board letter as "yet to be completed", have been completed. (Item (c) Gravity sewer; Item (d) Lift Station/force main; Item (e) designated dollar amounts have been paid; Item (g) On site & Off site improvements – Maria Vista Estates is working with a bond counsel to resolve.

There were questions from the Board. Jon Seitz, District Legal Counsel, described the different types of bonds in the agreement, maintenance, performance, etc. The number of meters to be set seems to differ with a number discussed in the past and needs to be made clear. Director Vierheilig asked about the payment for this Special Meeting. If there had been a policy in place, there would be no question of charging for the meeting. Director Eby asked if the easements were satisfactory.

The following members of the public spoke:

Bill Denneen, Nipomo resident, near the Maria Vista development - asked if "leap frog" development is illegal. He stated that he did not understand how the development could have been approved. Also, he stated that the development should get its water from the Dana Wells.

John Fricks, attorney for the Maria Vista development – agreed that there is some confusion about the number of meter to be set. He stated the performance bonds remain valid.

President Winn explained that "leap frog" developments are illegal for incorporated cities but not for special districts.

MINUTES SUBJECT TO BOARD APPROVAL

NIPOMO COMMUNITY SERVICES DISTRICT
Monday, July 2, 2007
2:00 P. M.
SPECIAL MEETING MINUTES
Page 2 of 3

B. ACCEPTANCE OF MARIA VISTA ESTATES (TRACT 1802/1856) WATER AND SEWER IMPROVEMENTS IN SUPPORT OF FIRST 25 WATER METERS (continued)

Jon Seitz, District Legal Counsel, stated that decisions today do not include the Dana Wells.

1. RATIFY HISTORIC DISTRICT ACCOMMODATIONS TO PROJECT

Upon motion by Director Vierheilig and seconded by Director Winn, the Board unanimously approved the following accommodations:

- A. To delay the accounting as required by section 7(f) of the PCIA to the setting of the 28th water meter;
- B. To delay acceptance of the Dana Well improvements as a condition of immediately setting water meters until the 27th meter;
- C. To allow MVE to bifurcate a part of its sewer improvements that will not provide sewer service to the subdivision until the setting of the 27th meter provided that the caps isolating the sewer system be clearly designated on the final plans and that the issue of future connections be appropriately addressed.
- D. To pay for the July 2, 2007, Special Meeting.

Vote 3-0.

YES VOTES	NO VOTES	ABSENT
Directors Vierheilig, Winn and Eby	None	Director Harrison and Trotter

2. ADOPT RESOLUTIONS ACCEPTING ON-SITE & OFF-SITE EASEMENTS

Upon motion by Director Vierheilig and seconded by Director Winn, the Board unanimously approved the following resolution. There was no public comment. Vote 3-0.

RESOLUTION NO. 2007-1027
A RESOLUTION OF THE NIPOMO COMMUNITY SERVICES DISTRICT
ACCEPTING EASEMENT GRANT DEED
FROM MARIA VISTA ESTATES GENERAL PARTNERSHIP
AND BENING CO., LLC A GENERAL PARTNER

YES VOTES	NO VOTES	ABSENT
Directors Vierheilig, Winn and Eby	None	Director Harrison and Trotter

Upon motion by Director Vierheilig and seconded by Director Winn, the Board unanimously approved the following resolution. There was no public comment. Vote 3-0.

RESOLUTION NO. 2007-1028
A RESOLUTION OF THE BOARD OF DIRECTORS OF
THE NIPOMO COMMUNITY SERVICES DISTRICT
ACCEPTING AN IRREVOCABLE AND PERPETUAL OFFER AND DEDICATION OF
SEWER PIPELINE AND WATER PIPELINE EASEMENT

YES VOTES	NO VOTES	ABSENT
Directors Vierheilig, Winn and Eby	None	Director Harrison and Trotter

MINUTES SUBJECT TO BOARD APPROVAL

NIPOMO COMMUNITY SERVICES DISTRICT
Monday, July 2, 2007
2:00 P. M.
SPECIAL MEETING MINUTES
Page 3 of 3

3. **ADOPT RESOLUTION ACCEPTING WATER AND SEWER IMPROVEMENTS**

Upon motion by Director Vierheilig and seconded by Director Winn, the Board unanimously approved the following resolution. There was no public comment. Vote 3-0.

RESOLUTION NO. 2007-1029
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
ACCEPTING THE WATER AND SEWER IMPROVEMENTS
FOR TRACT 1802 & 1856 (MVE)

YES VOTES	NO VOTES	ABSENT
Directors Vierheilig, Winn and Eby	None	Director Harrison and Trotter

4. **ADOPT CONDITIONS FOR SETTING FIRST WATER METER**

Bruce Buel, General Manager, explained that Staff was proposing that the Board direct staff not to set any water meters until MVE provides proof to NCSD that the existing bonds are in place and valid to the satisfaction of the District Engineer and Legal Counsel.

There was much Board discussion concerning the number of meters to be set and the amount to be paid for holding a special meeting.

Upon motion by Director Eby and seconded by Director Winn, the Board unanimously agreed to authorize staff to set up to 27 meters, with the conditions as follows:

- Equitably apportion the cost of the special meeting,
- MVE provides proof to NCSD that the existing bonds are in place and valid to the satisfaction of the District Engineer and Legal Counsel.


There was no public comment. Vote 3-0.

YES VOTES	NO VOTES	ABSENT
Directors Eby, Winn and Vierheilig	None	Director Harrison and Trotter

C. **ADJOURNMENT**

President Winn adjourned the meeting 2:54 p.m.

MINUTES SUBJECT TO BOARD APPROVAL

TO: BOARD OF DIRECTORS
FROM: BRUCE BUEL 
DATE: JULY 20, 2007



REVIEW PROCESS FOR REVIEW OF GENERAL MANAGER PERFORMANCE

ITEM

Review process for review of General Manager's performance [Recommend Approval].

BACKGROUND

At the February 21, 2007 Special Meeting, your Honorable Board determined that Bruce Buel's performance as General Manager should be reviewed prior to September 5, 2007. President Winn recommends that this matter be scheduled at the August 22, 2007, Regular Meeting as a Closed Session agenda item.

Attached for use by each Board Member is a copy of the Performance Review Form from the District's Personnel Policy. President Winn requests that each Director fill in the form prior to the Special Meeting and forward a copy of the completed form to him for collation.

RECOMMENDATION

It is recommended that your Honorable Board set the Performance Review as a Closed Session item in the August 22, 2007, Special Meeting and that each Director complete their respective form prior to the meeting.

ATTACHMENT

Performance Review Form

T:\doc\board matters\board meetings\board letter 2007\GM Perf Review2

Nipomo Community Services District General Manager Performance Evaluation

Evaluation Criteria

- 1- Meets minimum expectations
- 2- Meets standard expectations for at least 50% of responsibilities
- 3- Meets standard expectations for all responsibilities
- 4- Meets excellent expectations for at least 50% of responsibilities
- 5- Exceeds excellent expectations for all responsibilities, i.e. Outstanding

BOARD

Managerial Evaluation

- Has a clear vision of the District's needs for the next 3 years-
- Sets procedures and schedules with estimated budgets and measurable milestones for achieving District needs-
- Sets clear goals and deadlines for employee's productivity-
- Regularly meets with employees to solicit status of District operations and possible solutions to issues-
- Oversees preparation and administers District's annual budget-
- Attends conferences/seminars to enhance performance as General Manager-
- Represents the Board and District in contacts with agencies, groups, businesses, organizations, media, and customers-
- Demonstrates a clear understanding of legal and operational process changes affecting District, appraises Board, and implements necessary changes-
- Works closely with Board of Directors in the implementation of policies-
- Keeps Board informed of District financial and operational status with regular, thorough, clear, and concise reports-

Average

Operation/Maintenance Evaluation

- Establishes and regularly statuses, with staff, required/scheduled maintenance for all District facilities and equipment-
- Thoroughly understands criteria for potable water production, treatment, and distribution-
- Thoroughly understands wastewater treatment and disposal-
- Develops necessary projects/upgrades to keep District abreast/ahead of increasing demands-

Average

Technical Evaluation

- Exhibits a clear understanding of District's operation and maintenance requirements-
- Exhibits technical competence in reviewing plans, specifications, and engineering drawings-
- Has thorough understanding of the hydrology of the Nipomo Hydrologic Sub-Area-

Average

OVER

Specific Item(s) Evaluation

BOARD

- Development and implementation of a Supplemental Water Plan including schedule and estimated budget-

Personnel Evaluation

- Regularly meets with individual employee to discuss areas of accomplishment and improvement-
- Develops training program for staff based on District needs and individual employee's goals-
- Provides positive support, when requested, to employee in their achievement of defined goal(s)-
- Willingly clears obstacles to employee's achievement of defined goals-
- Uses positive discipline, when required, for employees needing to improve personal skills-

Average

Personal Evaluation

- Interfaces with District customers in a courteous manner whether by phone or in person-
- Takes initiative in developing new District projects-
- Appearance is neat and professional-
- Work is accomplished in a professional, thorough and timely manner-

Average

TOTAL AVERAGE

TO: BOARD OF DIRECTORS
FROM: BRUCE BUEL *BB*
DATE: JULY 20, 2007

**AGENDA ITEM
D-4
JULY 25, 2007**

ENDORSE SLO COUNTY IRWMP

ITEM

Endorse SLO County 2007 Integrated Regional Water Management Plan (IRWMP) [RECOMMEND ADOPTION].

BACKGROUND

SLO County Public Works staff has published a draft of the 2007 IRWMP, which is due at the State by August 1, 2007. Attached is a copy of the summary of the IRWMP distributed to the WRAC on July 13, 2007 (full copies of the IRWMP can be downloaded off of www.slocountywater.org or viewed at the NCSD Office). The WRAC on July 18, 2007 endorsed the draft update with the deletion of the Morro Bay Harborwalk Project as one of the projects recommended for funding.

Proposition 50 & 84 Funding guidelines require participating agencies (agencies proposed for funding in the IRWMP) endorse the IRWMP and acknowledge their willingness to participate. The draft IRWMP proposes to provide some funding to both NCSD's Supplemental Water Project and NCSD's Southland WWTF Upgrade Project. Although the actual level of funding for these projects is likely to be very small for the upcoming Proposition 50 Grant Funding competition, NCSD must be nominated in the IRWMP to get any grant funding including Proposition 84 funding.

RECOMMENDATION

Staff recommends that your Honorable Board endorse SLO County's 2007 IRWMP Update and direct staff to write to SLO County expressing NCSD's support and willingness to participate in the grant program.

ATTACHMENT

- 7/13/07 WRAC STAFF NOTE RE IRWMP UPDATE

T:\BOARD MATTERS\BOARD MEETINGS\BOARD LETTER\BOARD LETTER 2007\IRWMP 2007 ENDORSEMENT.DOC

TO: Water Resource Advisory Committee
 FROM: Courtney Howard, SLO County Public Works
 VIA: Paavo Ogren, Deputy Director of Public Works
 DATE: July 18, 2007

SUBJECT: Agenda Item #4: Integrated Regional Water Management (IRWM)

Sections A through H of the IRWM Plan have been updated and are available for your review under the Integrated Regional Water Management Plan quicklink at www.slocountywater.org. The updated sections are available on CD upon request. The significant sections are C through F because they lay out the IRWM goals and objectives, project/program/plan ranking process and results, and regional priorities. Please contact Courtney Howard at (805) 781-1016 if you need assistance in obtaining copies.

Based on their ability to meet multiple IRWM Plan goals and objectives, readiness to proceed, and consistency with the Proposition 50 funding priorities, the following eight high priority, immediate-term implementation projects will be considered for inclusion in the San Luis Obispo Proposition 50 Implementation Grant Application. The District is looking for letters of support from all of the agencies that are responsible for implementing the projects listed below by 12:00 pm on July 27, 2007.

	Project/Plan	Readiness	Score	Program Linkages				
				Water Quality	Water Supply	Ecosystem	Groundwater	Flood
Water Quality	Los Osos Community Wastewater Project	2008	52.8	●	●	●	●	
	Southland Wastewater Treatment Facility Upgrade	2009	37.9	●	●	●	●	
Water Supply	Nacimiento Water Project	2008	32.1	●	●		●	
	Morro Bay Desalination Facility Upgrade	2008	37.1	●	●	●	●	
	Nipomo CSD Supplemental Water Project	2009	34.2	●	●		●	
Ecosystem	Morro Bay Harborwalk	2007	32.1	●		●		●
Flood	Flood Control Zone 1/1A Waterway Management Program	2007	44.8	●		●		●
	Flood Control Zone 9 Waterway Management Program	2008	44.8	●		●		●

The District has been advised by DWR to request less than the \$21M available to Northern California, therefore the requested grant funding amount will be \$12.5M.

TO: BOARD OF DIRECTORS
 FROM: BRUCE BUEL *BB*
 DATE: JULY 20, 2007

**AGENDA ITEM
 D-5
 JULY 25, 2007**

INVESTMENT POLICY – SECOND QUARTER REPORT

The Board of Directors have adopted an Investment Policy for NCSD which states that the Finance Officer shall file a quarterly report that identifies the District's investments and their compliance with the District's Investment Policy. The quarterly report must be filed with the District's auditor and considered by the Board of Directors.

Below is the June 30, 2007 Quarterly Report for your review. As District Finance Officer and Treasurer, I am pleased to inform the Board of Directors that the District is in compliance with the 2007 Investment Policy and that the objectives of safety, liquidity, and yield have been met. The District has the ability to meet cash flow requirements for the next six months.

INVESTMENT POLICY-SECOND QUARTER REPORT 6/30/07

Investment	Institution	Amount of Deposit 6/30/07	Rate of Interest	Quarterly Interest Earned or Accrued 6/30/07	Amount of Deposit 6/30/06	Rate of Interest	Quarterly Interest Earned or Accrued 6/30/06
Money Market	Mid State Bank	\$0248,606.04	.25	\$20.75	\$147,871.07	0.25%	\$18.81
Savings	Mid State Bank	\$918.46	.75	\$2.29	\$896.60	0.75%	\$1.69
Pooled Money Investment	Local Agency Investment Fund (LAIF)	\$19,172,054.72	5.23%	\$247,450.55	\$17,786,161.45	4.53%	\$198,918.43
Certificate of Deposit (COP)	Mid State Bank	\$1,937,623.03	4.5%	\$7,238.94	Previously held by Bank of New York Trust Agent	n/a	n/a

RECOMMENDATION

After Board consideration and public comment, it is recommended that your Honorable Board accept the quarterly report by motion and minute order.

ATTACHMENTS

None

TO: BOARD OF DIRECTORS
FROM: BRUCE BUEL *BBB*
DATE: JULY 20, 2007



REJECT MARIA VISTA ESTATES DRAINAGE FACILITIES

ITEM

Authorize recordation of Quitclaim Deeds rejecting MVE Drainage Facilities [RECOMMEND ADOPTION].

BACKGROUND

Included in the bundle of easements offered by MVE were easements related to the operation and maintenance of storm water drainage facilities. Your Honorable Board rejected acceptance of any responsibility for these facilities and MVE has agreed to formally accept your Honorable Board's determination by allowing NCSD to Quitclaim this right back to MVE. Attached are two quitclaim deeds (one for Tract 1802 and one for Tract 1856) extinguishing NCSD's responsibility to ownership, operation and/or maintenance of these facilities.

RECOMMENDATION

Staff recommends that your Honorable Board authorize recordation of the two deeds.

ATTACHMENTS

- Tract 1802 Quitclaim Deed
- Tract 1856 Quitclaim Deed

T:\BOARD MATTERS\BOARD MEETINGS\BOARD LETTER\BOARD LETTER 2007\MVE Drainage Quitclaim.DOC

RECORDING REQUESTED BY: and

WHEN RECORDED MAIL TO:

Maria Vista Estates, a General Partnership
124 W. Main Street, Suite C
Santa Maria, CA 93458
Attn: Erik Benham

DOCUMENTARY TRANSFER \$ _____
() Computed on the consideration or value of property conveyed; OR
() Computed on the consideration or value less liens or encumbrances
() remaining at time of sale.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

* _____
Signature of Declarant or Agent determining tax - Firm Name -

APN: 090-306-028

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

NIPOMO COMMUNITY SERVICES DISTRICT

hereby QUITCLAIM(S) to

MARIA VISTA ESTATES, a General Partnership

the real property in the County of San Luis Obispo, State of California, more particularly described in Exhibit "A" attached hereto and made a part hereof.

This purpose of this Quitclaim Deed is to extinguish those certain easements over Lot 1 of Tract 1802, Phase 1 and shown as "blanket storm drain, drainage basin and sewer easement to Nipomo Community Services District" as shown on said map.

Dated: October 10, 2006

Nipomo Community Services District

By:
Title:

RECEIVED
JUN 29 2007
NIPOMO COMMUNITY
SERVICES DISTRICT

June 28, 2007

**EXHIBIT A
Legal Description
(Quitclaim)**

Being all of Lot 1 of Tract 1802, Phase 1, in the County of San Luis Obispo, State of California, according to map filed for record June 19, 2002 in Book 20, page 17 of Maps, records of said County, and described as "Blanket Storm Drain, Drainage Basin and Sewer Easement to Nipomo Community Services District".

Subject to covenants, conditions, reservations, rights of way and easements, if any, of record.

The above land is graphically shown on Exhibit B attached hereto and made a part hereof.


Linda M. Richardson, P.L.S. 6904 (exp. 6/30/2009)



RECEIVED

JUN 29 2007

NIPOMO
SERVICE DISTRICT



BLANKET STORM DRAIN, DRAINAGE
BASIN AND SEWER EASEMENT TO
NIPOMO COMMUNITY SERVICES DISTRICT
PER 20 MB 17 TO BE QUITCLAIMED

K:\22518000\survey\map\2518-SEWER ESMTS.dwg 11/28/2006 2:23:24 PM PST

TRACT NO. 2034 18 MB 78

6

7

30

29

NOT A PART

VISTA

LOT 1
TRACT 1856, PHASE 1
20 MB 12

VISTA DEL RIO

MARIA

VISTA DEL SOL

BLANKET STORM
DRAIN, DRAINAGE
BASIN AND SEWER
EASEMENT TO
NIPOMO COMMUNITY
SERVICES DISTRICT
PER 20 MB 17
TO BE QUITCLAIMED

PTN. LOT 30
RANCHO NIPOMO

GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.



eda design professionals

civil engineers • land surveyors • land planners
1998 santa barbara st • san luis obispo, ca 93401
ph: 805/549-8658 • email: eda@edainc.com

RECEIVED

JUN 29 2007

EXHIBIT B NIPOMO COMMUNITY SERVICES DISTRICT

job. no. 2.2518.000

RECORDING REQUESTED BY: and

WHEN RECORDED MAIL TO:

Maria Vista Estates, a General Partnership
124 W. Main Street, Suite C
Santa Maria, CA 93458
Attn: Erik Benham

DOCUMENTARY TRANSFER \$ _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

- Computed on the consideration or value of property conveyed; OR
 Computed on the consideration or value less liens or encumbrances
 remaining at time of sale.

* _____
Signature of Declarant or Agent determining tax - Firm Name -

APN: 090-303-01

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

NIPOMO COMMUNITY SERVICES DISTRICT

hereby QUITCLAIM(S) to

MARIA VISTA ESTATES, a General Partnership

the real property in the County of San Luis Obispo, State of California, more particularly described in Exhibit "A" attached hereto and made a part hereof.

This purpose of this Quitclaim Deed is to extinguish that certain easement over Parcel B of Parcel Map COAL 03-0458, recorded February 1, 2005 in Book 63, Pages 37 through 39 of Parcel Maps and shown as "storm drain easement to Nipomo Community Services District" on the map of Tract 1856, Phase I, recorded in Book 20, Page 12 of Maps.

Dated: October 10, 2006

Nipomo Community Services District

By:
Title:

RECEIVED

JUN 29 2007

NIPOMO COMMUNITY
SERVICES DISTRICT

June 28, 2007

**EXHIBIT A
Legal Description
(Quitclaim Storm Drain Easement)**

Being a portion of Parcel B of Parcel Map COAL 03-0458, in the County of San Luis Obispo, State of California, according to map filed for record February 1, 2005 in Book 63, pages 37 through 39, inclusive, of Parcel Maps, in the office of the County recorder of said County, described as follows:

That certain 54.80 foot wide Storm Drain Easement to Nipomo C.S.D. shown on map of Tract No. 1856, Phase 1 filed for record June 19, 2002 in Book 20, page 12 of Maps, records of said County, and depicted as Storm Drain Easement to Nipomo Community Services District".

Subject to covenants, conditions, reservations, rights of way and easements, if any, of record.

The above land is graphically shown on Exhibit B attached hereto and made a part hereof.


Linda M. Richardson, P.L.S. 6904 (exp. 6/30/2009) ⁶⁻²⁸⁻⁰⁷



RECEIVED

JUN 29 2007

NIPOMO COMMUNITY
SERVICES DISTRICT

K:\22518100\surv\maps\new phase 2\1856-sewer esmt.dwg 11/21/2006 9:26:46 AM PST

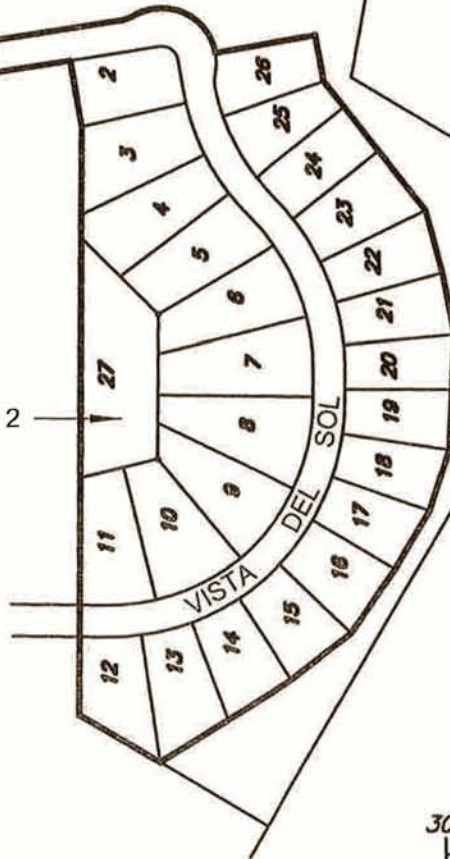
(FORMERLY MOSS LANE)
VISTA DEL RIO

PARCEL B
PARCEL MAP COAL 03-0458
63 PM 37-39



STORM DRAIN EASEMENT TO
NIPOMO C.S.D. PER 63 PM 37-39
TO BE QUITCLAIMED

TRACT 1856, PHASE 2
25 MB 47-50



GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

RECEIVED

JUN 29 2007

NIPOMO COMMUNITY
SERVICES CENTER

EXHIBIT B

DATE: 9-28-06job.
no.2.2518.000

eda
design
professionals

civil engineers • land surveyors • land planners
1998 santa barbara st • san luis obispo, ca 93401
ph: 805/549-8658 • email: eda@edainc.com

TO: BOARD OF DIRECTORS
FROM: BRUCE BUEL *BB*
DATE: JULY 20, 2007

**AGENDA ITEM
D-7
JULY 25, 2007**

ACCEPT BAUR TRACT 2595 WATER AND SEWER IMPROVEMENTS

ITEM

Acceptance of Baur Tract 2595 water and sewer improvements for 5 lot residential subdivision at 180 West Price Street [RECOMMEND APPROVAL].

BACKGROUND

Upon completion of a developer's project, the District accepts improvements of the project after all requirements have been met. The developer (Fred Baur) for Tract 2595, a 5 lot residential subdivision located at 180 West Price Street, has installed water and sewer improvements and has met the District's conditions:

- Installed the improvements
- Paid associated fees
- Provided the necessary paperwork, including the Offer of Dedication and the Engineer's Certification

RECOMMENDATION

Staff recommends that your Honorable Board approve Resolution 2007-Accept Tract 2595, accepting the water and sewer improvements for Tract 2595.

ATTACHMENT

Resolution 2007-Accept Tract 2595

T\BOARD MATTERS\BOARD MEETINGS\BOARD LETTER\BOARD LETTER 2005\ACCEPT TR2595.DOC

**NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2007-ACCEPT TRACT 2595**

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NIPOMO COMMUNITY SERVICES DISTRICT
ACCEPTING THE WATER AND SEWER IMPROVEMENTS
FOR TRACT 2595 (BAUR)**

WHEREAS, the District approved the construction plans on June 12, 2006, for the water and sewer improvements to be constructed; and

WHEREAS, the water and sewer improvements have been constructed and said improvements are complete and certified by the engineer; and

WHEREAS, on July 20, 2007, the Owner offered the water and sewer improvements to the Nipomo Community Services District; and

WHEREAS, this District has accepted such offer without obligation except as required by law, and

WHEREAS, all water and sewer fees for service, required in conformance with District ordinances, have been paid in full for Tract 2595 (Baur).

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT AS FOLLOWS:

That the water and sewer improvements to serve Tract 2595 in Nipomo are accepted by this District.

On the motion by Director _____, seconded by Director _____, and on the following roll call vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

the foregoing resolution is hereby adopted this 25th day of July, 2007.

Michael Winn, President
Nipomo Community Services District

ATTEST:

APPROVED AS TO FORM:

Donna K. Johnson
Secretary to the Board

Jon S. Seitz
General Counsel

TO: BOARD OF DIRECTORS
FROM: BRUCE BUEL *BEB*
DATE: JULY 20, 2007



RECEIVE STAFF'S PROPOSED POLICY RE SPECIAL MEETING CHARGES

ITEM

Receive staff's proposed policy re requiring applicants to pay for the additional cost of special meetings called to consider a specific project [SET ADOPTION DATE].

BACKGROUND

Your Honorable Board, on July 2, 2007, directed staff to propose such a policy for Board consideration. Attached is a draft policy prepared by staff.

RECOMMENDATION

Staff recommends that your Honorable Board accept (or edit) the attached policy and schedule adoption of a final policy at your August 8th Board Meeting.

ATTACHMENT

- Draft Policy

T:\BOARD MATTERS\BOARD MEETINGS\BOARD LETTER\BOARD LETTER 2007\Special Meeting Charges.DOC

NCS D POLICY
REGARDING
CHARGES FOR SPECIAL MEETINGS HELD AT THE REQUEST
OF APPLICANTS
JULY 25, 2007

Subject to Board action directing otherwise, the NCS D Board of Directors will not schedule a Special Meeting of the Board of Directors requested by an applicant unless said applicant has agreed to pay for the District's actual out of pocket expenses to hold such a meeting including:

1. Director's fees that otherwise would not have been paid;
2. Legal Counsel charges that otherwise would not have been paid;
3. Consultant charges that otherwise would not have been paid;
4. Staff costs that otherwise would not have been paid; and
5. Overhead and processing cost equal to 15% of the sub-total of the costs associated with items 1 through 4 above.