

Press

NIPOMO COMMUNITY SERVICES DISTRICT

AGENDA

SPECIAL BOARD MEETING JANUARY 24, 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
ROLL CALL

PUBLIC COMMENTS PERIOD

1. PUBLIC COMMENTS
Public comments on matters other than scheduled items.
Presentations limited to three (3) minutes.

BOARD ADMINISTRATION

2. EXCHANGE OF PROPERTY
Review a proposal to provide water service to the Nipomo Regional Park
in exchange for County land. (Discussion/Action)
3. STUDY SESSION
 - A. WATER - Boyle Report
 1. Water System Improvements
 2. Additional well-site location
 3. Other sources
 - B. SEWER
 1. Wastewater Treatment Facilities Expansion
4. DIRECTORS COMMENTS
5. PUBLIC COMMENTS

ADJOURN

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JAN 24 1996

TO: BOARD OF DIRECTORS
FROM: DOUG JONES
DATE: JANUARY 24, 1996

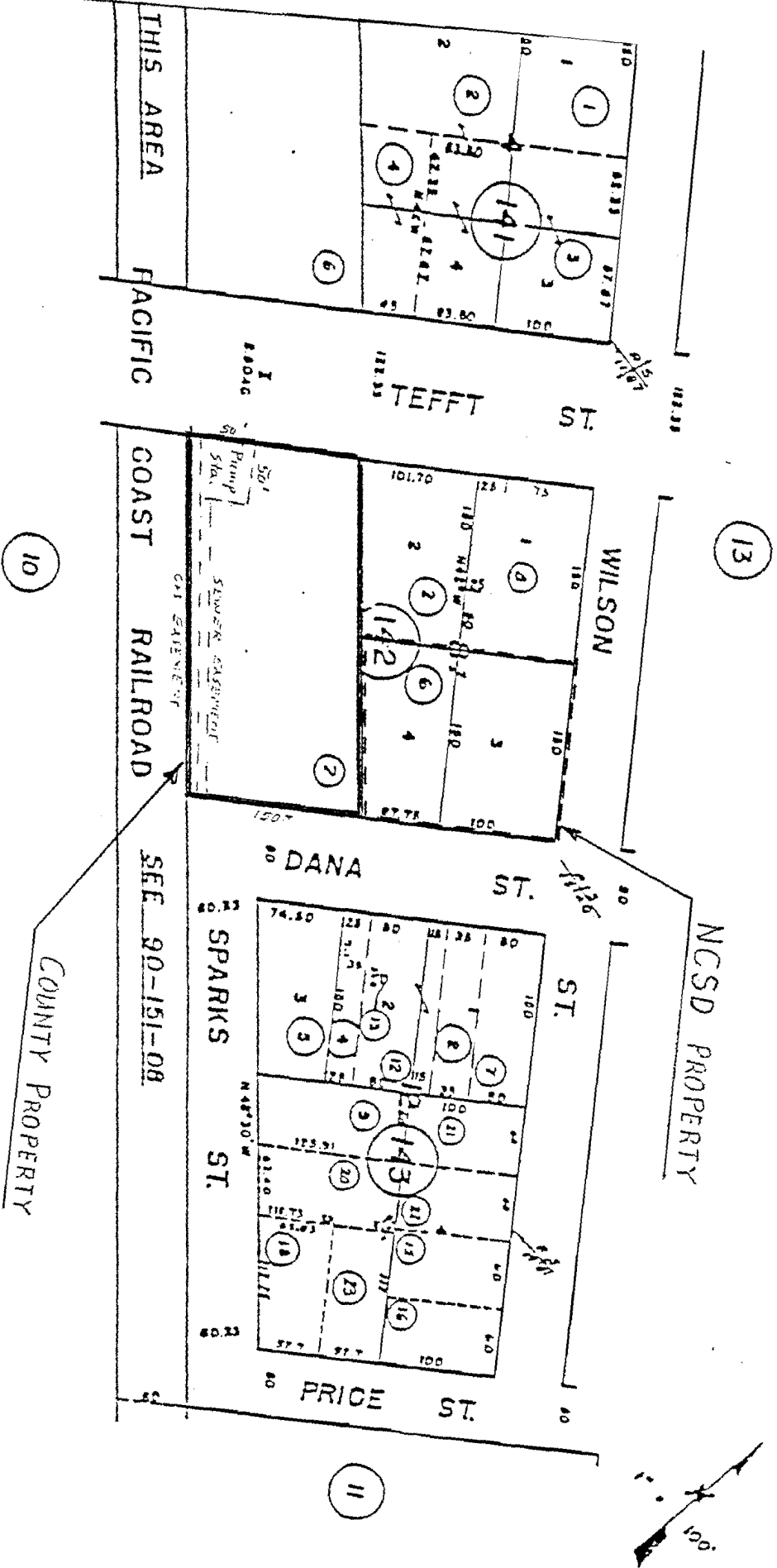
PROPERTY EXCHANGE FOR WATER DELIVERIES
(APN 90-142-007)

In the past, Your Honorable Board has considered trading a parcel of land on Tefft Street next to District property in exchange for providing water service to the Nipomo Regional Park. This matter was discussed for a period of time and then dropped. At the last Regular Board Meeting held on January 17, 1996, the Board directed staff to revisit this idea of exchanging property for water. Staff contacted a County representative on this matter. The County would transfer the one-acre parcel (APN 90-142-007) located at the intersection of Tefft Street and Carillo Street to the District in exchange for water use at the Nipomo Regional Park. It is estimated that the property value of the parcel next to the District lot is approximately \$85,000. Presently the Park uses about \$22,000 worth of water annually.

The basic concept in this trade is that the District would deliver water in the value of \$85,000 in exchange for the County property located next to the District's property in which the proposed new office building is to be built.

The County would like an indication of the intent of the District to proceed in this matter. The attached Memorandum of Understanding is presented to Your Honorable Board for consideration.

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NOTE—ASSESSOR'S BLOCK & LOT NUMBERS SHOWN IN CIRCLES

TOWN OF NIPOMO
SAN LUIS OBISPO COUNTY
CALIFORNIA

MAP 24 2010

MEMORANDUM OF UNDERSTANDING
BETWEEN
THE NIPOMO COMMUNITY SERVICES DISTRICT
AND
THE COUNTY OF SAN LUIS OBISPO

WHEREAS, the Nipomo Community Services District ("District") is the water purveyor for the San Luis Obispo County Regional Park located in the District, and

WHEREAS, the County of San Luis Obispo ("County") owns a one-acre parcel of land, APN 90-142-007, ("Parcel") located at the intersection of Tefft Street and Carillo Street in the District, and

WHEREAS, the District is interested in developing District offices and related facilities on the Parcel, and

WHEREAS, the District is willing to provide water service to the Nipomo Regional Park in exchange for the Parcel, and

WHEREAS, the County is interested in receiving water services in exchange for the Parcel,

NOW, THEREFORE, WITH THE ABOVE IN MIND, THE UNDERSTANDING IS AS FOLLOWS:

1. That the County will transfer the Parcel to the District in exchange for the District providing water service to the Nipomo Regional Park in an amount equal to the value of the Parcel.
2. That value of the Parcel is \$85,000.00.
3. That the District will provide water service to the Nipomo Regional Park at the District's regular water rates, in accordance with District policies and procedures, until the value of the water delivered to the Park equals \$85,000.00.
4. That the District will bi-monthly report the delivery of water to the Nipomo Regional Park to the County. When the value of water delivered equals \$85,000.00, then the County will commence paying for water services delivered to the Park in accordance with District's policies and procedures, as amended from time to time.

MEMORANDUM OF UNDERSTANDING
PAGE TWO

PASSED AND ADOPTED by the Board of Directors of the Nipomo Community Services District this _____ day of _____, 1996, on the following roll call vote:

AYES: Directors _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

Steven A. Small, President
Nipomo Community Services District

APPROVED AS TO FORM:

Jon S. Seitz
District Legal Counsel

Agreed this _____ day of _____ 1996 County of San Luis Obispo
by _____

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mou 1-22-96

PROPOSED WATER AND WASTEWATER IMPROVEMENTS
(FY 1996-97)

WATER

1.	NIPOMO CREEK CROSSING N. Oakglen to Mallagh St.	2650" of 10"	\$165,000
2.	WELL PUMP REPLACEMENT Install more efficient pumps	one or two wells	\$100,000
3.	REPLACE OLD STEEL LINES W. Dana St. Price St. Bennett St. Price/Mallagh		\$ 57,000 \$ 65,000 \$ 76,000 \$ 34,000
4.	HWY 101 TO OAKGLEN	300 of 12"	\$ 25,000
5.	NEW WELL SITE AND WELL DRILLED		\$100,000
	WATER TOTAL		\$622,000

WASTEWATER

1.	SOUTHLAND TREATMENT FACILITY Phase 1 & 3 Headworks Improvements & Ponds	\$550,000
2.	Nipomo Palms - Montecito Verde II	\$187,000
	WASTEWATER TOTAL	\$737,000