

TO: BOARD OF DIRECTORS
FROM: RAY DIENZO, P.E. *R.D.*
GENERAL MANAGER
DATE: SEPTEMBER 5, 2024



PRESENTATIONS AND REPORTS

The following presentations and reports are scheduled:

- C-1) DIRECTORS' ANNOUNCEMENTS OF DISTRICT AND COMMUNITY INTEREST AND REPORTS ON ATTENDANCE AT PUBLIC MEETINGS, TRAINING PROGRAMS, CONFERENCES AND SEMINARS. [RECOMMEND RECEIVE AND FILE REPORTS FROM DIRECTORS].
- C-2) RECEIVE PUBLIC COMMENT ON PRESENTATIONS AND REPORTS PRESENTED UNDER ITEM C AND BY MOTION RECEIVE AND FILE PRESENTATIONS AND REPORTS.

TO: BOARD OF DIRECTORS
FROM: RAY DIENZO, P.E. *R.D.*
GENERAL MANAGER
DATE: SEPTEMBER 5, 2024



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 may be removed from the Consent Agenda by a Board member and will be considered separately at the conclusion of the Consent Items. Individual items on the Consent Agenda are approved by the same vote that approves the Consent Agenda, unless an item is pulled for separate consideration. The recommendations for each item are noted in bracket. Members of the public may comment on the Consent Agenda items.

**Questions or clarification may be made by the Board members
without removal from the Consent Agenda**

- D-1) WARRANTS [RECOMMEND APPROVAL]
- D-2) APPROVE AUGUST 28, 2024 BOARD MEETING MINUTES
[RECOMMEND APPROVE MINUTES]

TO: BOARD OF DIRECTORS
REVIEWED: RAY DIENZO, P.E. *R.D.*
GENERAL MANAGER
FROM: JANA ETTEDDGUE *JW*
FINANCE DIRECTOR
DATE: SEPTEMBER 6, 2024

AGENDA ITEM
D-1(A)
SEPTEMBER 11, 2024

WARRANTS

COMPUTER CHECKS GENERATED – SEE ATTACHED	\$336,800.20
HAND WRITTEN CHECKS	NONE
VOIDED CHECKS	NONE

Item D-1(A) Warrants SEPTEMBER 11, 2024

Nipomo Community Services District

By Payment Number

Payment Dates 09/11/2024 - 09/11/2024

Vendor Name	Description (Payable)	Payable Number	Payment Date	Amount
Payment: 12701				
Advantage Answering Plus, Inc.	Answering service	000033-726-781	09/11/2024	427.02
Payment 12701 Total:				427.02
Payment: 12702				
Alexander's Contract Services,	Meter reading	202408270012	09/11/2024	4,212.03
Payment 12702 Total:				4,212.03
Payment: 12703				
Allweather Landscape	LMD	52385	09/11/2024	325.00
Payment 12703 Total:				325.00
Payment: 12704				
American Industrial Supply	Socket set, gloves	0398823-IN	09/11/2024	260.45
Payment 12704 Total:				260.45
Payment: 12705				
Aqua-Metric Sales, Co.	1" radios	INV0103611	09/11/2024	13,001.35
Payment 12705 Total:				13,001.35
Payment: 12706				
AT&T	Telephone	000022185864	09/11/2024	35.41
AT&T	Telephone	000022185865	09/11/2024	31.27
AT&T	Telephone	000022185866	09/11/2024	122.66
Payment 12706 Total:				189.34
Payment: 12707				
AT&T Mobility	Cell service	287318508827X09022024	09/11/2024	1,305.22
Payment 12707 Total:				1,305.22
Payment: 12708				
Brenntag Pacific, Inc.	Sodium hypochlorite	BPI454391	09/11/2024	704.34
Brenntag Pacific, Inc.	Sodium hypochlorite	BPI452619	09/11/2024	671.86
Brenntag Pacific, Inc.	Sodium hypochlorite	BPI456296	09/11/2024	736.81
Payment 12708 Total:				2,113.01
Payment: 12709				
Cal-Coast Machinery, Inc.	Loader/backhoe service	926190	09/11/2024	2,110.88
Payment 12709 Total:				2,110.88
Payment: 12710				
Clever Ducks	Monthly billing - August 2024	36651	09/11/2024	4,965.48
Payment 12710 Total:				4,965.48
Payment: 12711				
DataProse, LLC	Postage bills/late notices	DP2403754-B	09/11/2024	2,527.07
DataProse, LLC	Mail bills/late notices	DP2403754	09/11/2024	1,187.24
Payment 12711 Total:				3,714.31
Payment: 12712				
Electricraft, Inc.	Electrical repair - Knollwood well	20766	09/11/2024	258.00
Electricraft, Inc.	Wiring repair - SWWTF	20723	09/11/2024	237.25
Payment 12712 Total:				495.25
Payment: 12713				
EMCOR Services Mesa Energy	HVAC service - Southland	960104655	09/11/2024	1,240.00
Payment 12713 Total:				1,240.00
Payment: 12714				
Famcon Pipe and Supply Inc.	(10) - FLO9P Fiberlyte meter box	S100132498.004	09/11/2024	643.18
Famcon Pipe and Supply Inc.	Interconnect control valves	S100122049.001	09/11/2024	88,124.11
Famcon Pipe and Supply Inc.	(12) - meter adapters	S100123943.003	09/11/2024	579.15

Item D-1(A) Warrants SEPTEMBER 11, 2024

Payment Dates: 09/11/2024 - 09/11/2024

Vendor Name	Description (Payable)	Payable Number	Payment Date	Amount
Famcon Pipe and Supply Inc.	(42) - 80# bags concrete mix	S100135012.001	09/11/2024	405.41
Payment 12714 Total:				89,751.85
Payment: 12715				
FGL Environmental	Lab tests	482292A	09/11/2024	885.00
FGL Environmental	Lab tests	A482297A	09/11/2024	660.00
Payment 12715 Total:				1,545.00
Payment: 12716				
First American Data Tree, LLC	Database subscription - 08/2024	20064070824	09/11/2024	1,800.00
Payment 12716 Total:				1,800.00
Payment: 12717				
GLM Landscape Management	Landscape maintenance	CI-4093	09/11/2024	1,227.27
Payment 12717 Total:				1,227.27
Payment: 12718				
Great Western Alarm and	Alarm monitoring service	240802062101	09/11/2024	80.00
Great Western Alarm and	Alarm monitoring service	240802107101	09/11/2024	80.00
Payment 12718 Total:				160.00
Payment: 12719				
Haaker Equipment Company	Catch basin nozzles	C5A1U9	09/11/2024	1,453.46
Payment 12719 Total:				1,453.46
Payment: 12720				
Heacock Trailers & Truck	Stereo install for Vactor	21405	09/11/2024	739.93
Payment 12720 Total:				739.93
Payment: 12721				
Mission Uniform Service	Uniforms	522231998	09/11/2024	264.23
Mission Uniform Service	Uniforms	522276597	09/11/2024	340.89
Payment 12721 Total:				605.12
Payment: 12722				
NexTraq	GPS subscription	USCI_03239	09/11/2024	646.77
Payment 12722 Total:				646.77
Payment: 12723				
Nipomo Community Services	Water	AUG2024	09/11/2024	2,793.44
Payment 12723 Total:				2,793.44
Payment: 12724				
No Limit Tire, Inc	New tires - backhoe	48898	09/11/2024	2,578.55
Payment 12724 Total:				2,578.55
Payment: 12725				
Nunley & Associates, Inc.	TO#2024-002 Dana Reserve	001050000264	09/11/2024	2,330.00
Nunley & Associates, Inc.	Branch St Waterline Record	001050000275	09/11/2024	185.40
Nunley & Associates, Inc.	TO#2022-004 Frontage Rd Trunk	001050000274	09/11/2024	9,961.39
Nunley & Associates, Inc.	TO#2024-001 Standard Specs	001050000260	09/11/2024	12,385.00
Nunley & Associates, Inc.	TO#2018-012 Supplemental	001050000283	09/11/2024	2,870.29
Nunley & Associates, Inc.	TO#2024-004 Annual Water	001050000265	09/11/2024	95.00
Nunley & Associates, Inc.	TO#2023-008 Southland WWTF	001050000259	09/11/2024	236.90
Nunley & Associates, Inc.	Tract 3163 PCIA	001050000258	09/11/2024	849.49
Payment 12725 Total:				28,913.47
Payment: 12726				
Office Depot	Office supplies	380357109001	09/11/2024	25.72
Office Depot	Office supplies	380357094001	09/11/2024	8.84
Office Depot	Office supplies	379708534001	09/11/2024	105.08
Office Depot	Office supplies	380463598001	09/11/2024	11.79
Office Depot	Office supplies	380357116001	09/11/2024	13.67
Payment 12726 Total:				165.10
Payment: 12727				
Paxxo (USA) Inc.	Waste handling bags	F24-214	09/11/2024	849.84
Payment 12727 Total:				849.84

Item D-1(A) Warrants SEPTEMBER 11, 2024

Payment Dates: 09/11/2024 - 09/11/2024

Vendor Name	Description (Payable)	Payable Number	Payment Date	Amount
Payment: 12728				
PG&E	Electricity	AUG2024	09/11/2024	97,249.02
				Payment 12728 Total: 97,249.02
Payment: 12729				
R. Baker, Inc.	Lift station repair - Oakglen and	801	09/11/2024	1,397.52
R. Baker, Inc.	Blacklake valve replacement	797	09/11/2024	12,000.00
				Payment 12729 Total: 13,397.52
Payment: 12730				
ReadyRefresh by Nestle	Distilled water	AUG2024	09/11/2024	45.97
				Payment 12730 Total: 45.97
Payment: 12731				
Richards, Watson & Gershon	Legal services - Nipomo Action	249232	09/11/2024	18,598.50
Richards, Watson & Gershon	Water rights adjudication	249207	09/11/2024	500.80
Richards, Watson & Gershon	Dana Reserve Specific Plan	249208	09/11/2024	9,124.95
Richards, Watson & Gershon	General legal services through 7-	249206	09/11/2024	1,431.61
				Payment 12731 Total: 29,655.86
Payment: 12732				
Santa Maria Ford Lincoln	Oil change for Veh# 201	243569	09/11/2024	113.10
Santa Maria Ford Lincoln	Oil change for Veh#233	243557	09/11/2024	85.33
Santa Maria Ford Lincoln	Oil change for Veh#151	243527	09/11/2024	113.10
Santa Maria Ford Lincoln	Oil change for Veh#211	243495	09/11/2024	113.10
				Payment 12732 Total: 424.63
Payment: 12733				
Tuckfield & Associates	Rate consultant	0745	09/11/2024	1,755.00
				Payment 12733 Total: 1,755.00
Payment: 12734				
US Bank National Association	Travel & meals	AUG2024B	09/11/2024	1,142.94
US Bank National Association	Office supplies	AUG2024F	09/11/2024	156.86
US Bank National Association	Postage	AUG2024G	09/11/2024	252.05
US Bank National Association	Operating supplies	AUG2024E	09/11/2024	385.91
US Bank National Association	Software subscriptions	AUG2024C	09/11/2024	131.99
US Bank National Association	Board meeting supplies	AUG2024A	09/11/2024	38.50
US Bank National Association	Training seminars and supplies	AUG2024H	09/11/2024	3,200.50
US Bank National Association	Storage unit	AUG2024D	09/11/2024	257.00
				Payment 12734 Total: 5,565.75
Payment: 12735				
USA Bluebook	Pressure transmitter	INV00458382	09/11/2024	1,914.35
USA Bluebook	Pipe freezing unit	INV00469804	09/11/2024	4,941.94
USA Bluebook	CHEMKEYS	INV00464665	09/11/2024	2,202.95
USA Bluebook	Miscellaneous fittings	INV00432997	09/11/2024	214.75
USA Bluebook	CHEMKEYS	INV00467866	09/11/2024	6,964.89
				Payment 12735 Total: 16,238.88
Payment: 12736				
Waste Connections	Waste collection - Southland	8648758U120	09/11/2024	313.45
Waste Connections	Waste collection - Office	8647671U120	09/11/2024	66.87
Waste Connections	Waste collection - Old Town	8648461U120	09/11/2024	354.60
				Payment 12736 Total: 734.92
Payment: 12696				
Souza Construction	UB REFUND	77-0096-04	09/11/2024	1,688.00
				Payment 12696 Total: 1,688.00
Payment: 12697				
Lewis, Ronald	UB REFUND	04-4450-00	09/11/2024	16.72
				Payment 12697 Total: 16.72
Payment: 12698				
AJ Excavation	UB REFUND	33-0033-04	09/11/2024	346.20
				Payment 12698 Total: 346.20
Payment: 12699				
Sargent, Kristen	UB REFUND	11-4167-03	09/11/2024	230.59
				Payment 12699 Total: 230.59
Payment: 12700				
Raminha Construction	UB REFUND	77-0080-08	09/11/2024	1,862.00
				Payment 12700 Total: 1,862.00

TO: BOARD OF DIRECTORS
REVIEWED: RAY DIENZO, P.E. *R.D.*
GENERAL MANAGER
FROM: JANA ETTEDDGUE *J*
FINANCE DIRECTOR
DATE: SEPTEMBER 6, 2024

AGENDA ITEM
D-1(B)
SEPTEMBER 11, 2024

WARRANTS – BLACKLAKE ASSESSMENT DISTRICT 2020-1

COMPUTER CHECKS GENERATED – SEE ATTACHED	\$13,625.03
VOIDED CHECKS	NONE

Item D-1(B) Warrants SEPTEMBER 11, 2024

Nipomo Community Services District

By Payment Number

Payment Dates 09/11/2024 - 09/11/2024

Vendor Name	Description (Payable)	Payable Number	Payment	Amount
Payment: 156				
Bank of New York Mellon Trust	Bond Administration - BL A/D	252-2657046	09/11/2024	1,850.00
			Payment 156 Total:	1,850.00
Payment: 157				
Nunley & Associates, Inc.	CM for Blacklake Lift Station	001050000284	09/11/2024	11,625.03
			Payment 157 Total:	11,625.03

TO: BOARD OF DIRECTORS
FROM: RAY DIENZO, P.E. *R.D.*
GENERAL MANAGER
DATE: SEPTEMBER 5, 2024



**APPROVE AUGUST 14, 2024
REGULAR BOARD MEETING MINUTES**

ITEM

Approve action minutes from previous Board meeting. [RECOMMEND APPROVE MINUTES]

BACKGROUND

The draft minutes are a written record of the previous Board meeting action.

RECOMMENDATION

Approve Minutes

ATTACHMENT

- A. August 28, 2024 draft Board Meeting Minutes

NIPOMO COMMUNITY SERVICES DISTRICT

Serving the Community since 1965

DRAFT REGULAR MEETING MINUTES

AUGUST 28, 2024 AT 9:00 A.M.

JON S. SEITZ BOARD ROOM 148 SOUTH WILSON STREET, NIPOMO, CA

BOARD of DIRECTORS

ED EBY, **PRESIDENT**
DAN ALLEN GADDIS, **VICE PRESIDENT**
GARY HANSEN, **DIRECTOR**
PHIL HENRY, **DIRECTOR**
MARIO IGLESIAS, **DIRECTOR**

PRINCIPAL STAFF

RAY DIENZO, **GENERAL MANAGER**
JANA ETTEDDGUE, **FINANCE DIR/ASST GM**
PETER SEVCIK, **DIRECTOR OF ENG. & OPS.**
CRAIG STEELE, **GENERAL COUNSEL**

Mission Statement:

Provide our customers with reliable, quality, and cost-effective services now and in the future.

A. CALL TO ORDER AND FLAG SALUTE

President Eby called the Regular Meeting of August 28, 2024, to order at 9:00 a.m. and led the flag salute.

B. ROLL CALL AND PUBLIC COMMENT FOR ITEMS NOT ON AGENDA

At roll call all directors were present.

Carmen Morales-Board, Nipomo resident, commented on the District's public comment procedure.

C. PRESENTATIONS AND REPORTS

- C-1) DIRECTORS' ANNOUNCEMENTS OF DISTRICT AND COMMUNITY INTEREST AND REPORTS ON ATTENDANCE AT PUBLIC MEETINGS, TRAINING PROGRAMS, CONFERENCES AND SEMINARS. [RECOMMEND RECEIVE AND FILE REPORTS FROM DIRECTORS].

Director Gaddis

- *August 20, attended Board Officers' meeting*

Director Eby

- *August 15, attended LAFCO meeting*

- C-2) RECEIVE PUBLIC COMMENT ON PRESENTATIONS AND REPORTS PRESENTED UNDER ITEM C AND BY MOTION RECEIVE AND FILE PRESENTATIONS AND REPORTS.

There were no public comments.

- 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 may be removed from the Consent Agenda by a Board member and will be considered separately at the conclusion of the Consent Items. Questions or clarification may be made by the Board members without removal from the Consent Agenda. Individual items on the Consent Agenda are approved by the same vote that approves the Consent Agenda, unless an item is pulled for separate consideration. The recommendations for each item are noted in bracket. Members of the public may comment on the Consent Agenda items.*

- D-1) WARRANTS [RECOMMEND APPROVAL]
- D-2) APPROVE AUGUST 14, 2024 BOARD MEETING MINUTES [RECOMMEND APPROVE MINUTES]
- D-3) BIENNIAL REVIEW AND UPDATE OF LOCAL CONFLICT OF INTEREST CODE [RECOMMEND CONDUCT REVIEW AND ADOPT RESOLUTION]
- D-4) AUTHORIZE PURCHASE OF REPLACEMENT HACH CHLORINE ANALYZERS IN THE AMOUNT OF \$98,100 [RECOMMEND AUTHORIZE STAFF TO ISSUE PURCHASE ORDER IN THE AMOUNT OF \$98,100 TO HACH COMPANY FOR PURCHASE OF 10 REPLACEMENT CHLORINE ANALYZERS]
- D-5) CONSIDER REQUEST FOR WATER, SEWER AND SOLID WASTE SERVICE (INTENT-TO-SERVE LETTER) FOR A 47-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT LOCATED AT 549 HILL STREET, APN 092-579-004 [RECOMMEND ISSUE INTENT-TO-SERVE LETTER WITH CONDITIONS]
- D-6) DECLARE 2009 INTERNATIONAL VACON SURPLUS AND AUTHORIZE SALE [RECOMMEND DECLARE 2009 INTERNATIONAL VACON SURPLUS AND AUTHORIZE STAFF TO DISPOSE OF BY SALE]
- D-7) CONSIDER ADOPTING A RESOLUTION TO ESTABLISH REVISED PRE-QUALIFICATION POLICY AND APPEALS PROCEDURE FOR FRONTAGE ROAD TRUNK SEWER PROJECT [RECOMMEND ADOPT RESOLUTION ESTABLISHING REVISED PRE-QUALIFICATION AND APPEALS POLICY FOR FRONTAGE ROAD TRUNK SEWER PROJECT]

Peter Sevcik, Director of Engineering and Operations, answered questions from the Board.

John Joyce, Nipomo resident, commented on Item D-6.

Director Eby responded to Mr. Joyce's comment.

Upon the motion of Director Henry, and seconded, the Board approved the Consent Agenda and adopted the resolutions.

Vote 5-0

Nipomo Community Services District
**REGULAR MEETING
 AGENDA**

YES VOTES	ABSTAIN	ABSENT
Directors Henry, Iglesias, Hansen, Gaddis, and Eby	None	None

RESOLUTION NO. 2024-1719
 A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO
 COMMUNITY SERVICES DISTRICT ADOPTING AN UPDATED
 CONFLICT OF INTEREST CODE

RESOLUTION NO. 2024-1720
 A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO
 COMMUNITY SERVICES DISTRICT ESTABLISHING A REVISED
 PRE-QUALIFICATION POLICY AND APPEALS PROCEDURE FOR
 THE FRONTAGE ROAD TRUNK SEWER PROJECT

E. ADMINISTRATIVE ITEMS

- E-1) CONSIDER APPROVING NEGOTIATED PROPERTY TAX EXCHANGE WITH THE COUNTY OF SAN LUIS OBISPO, ANNEXATION AGREEMENT, AND THE LOCAL AGENCY FORMATION COMMISSION (LAFCO) PLAN FOR SERVICES, AND MAKING REQUIRED FINDINGS UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), RELATING TO THE DANA RESERVE PROJECT [RECOMMEND: 1. ADOPT RESOLUTION ACCEPTING THE NEGOTIATED PROPERTY TAX EXCHANGE; 2. ADOPT RESOLUTION APPROVING THE ANNEXATION AGREEMENT, LAFCO PLAN FOR SERVICES, AND MAKING CERTAIN FINDINGS UNDER CEQA]

Ray Dienzo, General Manager, introduced and presented the item.

Elizabeth Tompkins, NKT Development, LLC, presented the item.

Nick Tompkins, NKT Development, LLC, answered questions from the Board.

Craig Steele, District Legal Counsel, answered questions from the Board.

Ken Trigueño, People's Self-Help Housing, commented on the item.

Mary Gutierrez, Nipomo resident, commented on the item.

Ken Whittle, Nipomo resident, commented on the item.

Mike McAustin, Nipomo resident, commented on the item.

Tracy Baugh, Nipomo resident, commented on the item.

Rusty Hobbs, Nipomo resident, commented on the item.

Pamela Wilson, Nipomo resident, commented on the item.

Sadie Krier, Nipomo resident, commented on the item.

Jocelyn Brennan, Olde Towne Nipomo Association, read a written comment for the item.

Lyzette Martin, Nipomo resident, commented on the item.

Kathleen Ketz, Nipomo resident, commented on the item.

Carmen Morales-Board, Nipomo resident, commented on the item.

John Carson, Nipomo resident, commented on the item.

Lindy Hatcher, Homebuilders Association of the Central Coast, commented on the item.

Mary van Ryn, Nipomo resident, commented on the item.

Ranel Porter, Vice-Chair Sierra Club - Santa Lucia Chapter, commented on the item.

Antonia Herrera, Nipomo resident, commented on the item.

Mike Brown, Government Affairs Director - COLAB, commented on the item.

Ken Dalebout, Vice-President of Strategy Operations – Arroyo Grande Community Hospital, commented on the item.

Dennis Shaleen, Nipomo resident, commented on the item.

Pat McQuillen, Nipomo resident, commented on the item.

Shannon Kessler, Nipomo resident, commented on the item.

Tom Girard, Nipomo resident, commented on the item.

Jeff Chambers, Chief Executive Officer – South County Chambers of Commerce, commented on the item.

Kevin Statom, Nipomo resident, commented on the item.

Bridget Ready, Co-Founder – Jack's Helping Hand, commented on the item.

Lory Manosar, Nipomo resident, commented on the item.

Maria Diets-Stover, Nipomo resident, commented on the item.

Gerald Stover, Nipomo resident, commented on the item.

Karen Carson, Nipomo resident, commented on the item.

Alison Martinez, Nipomo resident, commented on the item.

Joe Martinez, Nipomo resident, commented on the item.

Cees Dobbe, Nipomo resident, commented on the item.

Herb Kandel, Nipomo resident, commented on the item.

Don Wells, Nipomo resident, commented on the item.

Dolores Howard, Nipomo resident, commented on the item.

Eric Lykens, Nipomo resident, commented on the item.

Jerry Bridge, Nipomo resident, commented on the item.

Babak Naficy, Legal Counsel for Nipomo Action Committee, commented on the item.

Bill Tindula, Nipomo resident, commented on the item.

Gary Martin, Nipomo resident, commented on the item.

Robin Onsoien, Nipomo resident, commented on the item.

John Joyce, Nipomo resident, commented on the item.

Barbara Knobloch, Nipomo resident, commented on the item.

Written comments were received and are available for viewing on the District's website, under August 28, 2024 Board Packet Items.

Director Eby adjourned the meeting to closed session at 12:15pm

I. CLOSED SESSION ANNOUNCEMENTS

Craig Steele, General Counsel, announced that there would be closed session on items 1 and 2.

1) CONFERENCE WITH DISTRICT LEGAL COUNSEL RE: PENDING LITIGATION PURSUANT TO GC §54956.9

- a. SMVWCD V. NCSD (SANTA CLARA COUNTY CASE NO. CV 770214, SIXTH APPELLATE COURT CASE NO. H032750, AND ALL CONSOLIDATED CASES)

2) CONFERENCE WITH DISTRICT LEGAL COUNSEL RE: PENDING LITIGATION PURSUANT TO GC §54956.9(d)(1)

- a. NIPOMO ACTION COMMITTEE, ET AL. V. COUNTY OF SAN LUIS OBISPO, ET. AL. (SAN LUIS OBISPO COUNTY SUPERIOR COURT CASE NO. 24CV-0351)

J. PUBLIC COMMENT ON CLOSED SESSION ITEMS

There were no public comments on closed session items.

K. ADJOURN TO CLOSED SESSION

Director Eby called the continuation of the Regular Meeting to order at 1:15pm.

Craig Steele, District Legal Counsel, announced there were no reportable actions in closed session.

E-1) Continued

Andrew Fogg, Legal Counsel for NKT Commercial, LLC, answered questions from the public.

Ray Dienzo, General Manager, answered questions from the public.

Craig Steele, District Legal Counsel, answered questions from the public.

Upon the motion of Director Gaddis, and seconded, the Board adopted the resolution.

Vote 4-1

YES VOTES	NO	ABSENT
<i>Directors Gaddis, Henry, Hansen, and Iglesias</i>	<i>Director Eby</i>	<i>None</i>

RESOLUTION NO. 2024-1721
A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT APPROVING AN EXCHANGE OF PROPERTY TAX REVENUE AND ANNUAL TAX INCREMENT BETWEEN THE COUNTY OF SAN LUIS OBISPO AND THE NIPOMO COMMUNITY SERVICES DISTRICT FOR ANNEXATION NO. 30.

Upon the motion of Director Hansen, and seconded, the Board adopted the resolution.

Vote 5-0

YES VOTES	NO	ABSENT
<i>Directors Hansen, Iglesias, Henry, Gaddis, and Eby</i>	<i>None</i>	<i>None</i>

RESOLUTION NO. 2024-1722
A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT APPROVING THE ANNEXATION AGREEMENT WITH NKT DEVELOPMENT, LLC, APPROVING THE LAFCO PLAN FOR SERVICE AND DIRECTING THE GENERAL MANAGER TO FILE IT WITH SLO LAFCO, AND MAKING CERTAIN FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Director Eby called for a short recess at 1:54 p.m.

Director Eby resumed the meeting at 1:57 p.m.

F. GENERAL MANAGER’S REPORT

Ray Dienzo, General Manager, presented the item and answered questions from the Board.

There were no public comments.

G. COMMITTEE REPORTS

There were no committee reports.

H. DIRECTORS’ REQUESTS TO STAFF AND SUPPLEMENTAL REPORTS

Director Eby requested the District’s handling of written public comment be included in a future agenda.

Director Eby adjourned the meeting at 2:05 p.m.

MEETING SUMMARY	HOURS & MINUTES	
Regular Meeting	4 hours	5 minutes
Closed Session	1 hours	0 minutes
TOTAL HOURS	5 hours	5 minutes

Respectfully submitted,

Ray Dienzo, General Manager and Secretary to the Board Date