

# NIPOMO COMMUNITY SERVICES DISTRICT

*Serving the Community since 1965*

## REGULAR MEETING MINUTES

**NOVEMBER 12, 2025 AT 9:00 A.M.**

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

### BOARD of DIRECTORS

ED EBY, PRESIDENT  
PHIL HENRY, VICE PRESIDENT  
GARY HANSEN, DIRECTOR  
JOHN JOYCE, DIRECTOR  
TOM GLOVER, 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 November 12, 2025, 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, Directors Glover, Joyce, Henry, and Eby were in attendance. Director Hansen was absent.*

*Jill Stearns, President of Cuesta College, shared info on dual enrollment at the Nipomo high schools and answered questions from the Board.*

*Joe Martinez, Nipomo resident, asked about water received from the City of Santa Maria.*

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

### 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.

Receive Announcements and Reports from Directors

#### *Director Glover*

- *October 30, attended NMMA-TG meeting and provided an update.*

#### *Director Joyce*

- *October 27, attended SCAC meeting*
- *October 19, attended Nipomo Action Committee meeting*

#### *Director Henry*

- *November 4, attended Board Officers meeting*
- *November 13, will meet with Supervisor Jimmy Paulding and Ray Dienzo*

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*Director Eby*

- *October 16, LAFCO meeting cancelled*
- *October 21 to October 24, attended LAFCO conference in San Diego*
- *October 30, attended NMMA-TG meeting*
- *November 4, viewed SLO County Board of Supervisors meeting*
- *November 13, will attend NCSD Town Hall meeting*

*Ray Dienzo, General Manager, answered questions from the Board.*

*Craig Steele, Legal Counsel, clarified information presented in Director Glover's update.*

*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 OCTOBER 8, 2025, REGULAR BOARD MEETING MINUTES  
[RECOMMEND APPROVE MINUTES]
- D-3) INVESTMENT POLICY- QUARTERLY REPORT [RECOMMEND ACCEPT AND FILE  
REPORT]
- D-4) ACCEPT SUPPLEMENTAL WATER PROJECT INTERCONNECTION  
IMPROVEMENTS  
[RECOMMEND, BY MOTION AND ROLL CALL VOTE, ACCEPT PROJECT AND  
DIRECT STAFF TO FILE NOTICE OF COMPLETION]
- D-5) CONSIDER REQUEST FOR WATER AND SOLID WASTE SERVICE (INTENT-  
TO-SERVE LETTER) FOR A 4-PARCEL RESIDENTIAL SUBDIVISION LOCATED  
ON FRONTAGE ROAD at LOS BERROS ROAD APN 091-091-062, 063, 064, 065  
[RECOMMEND CONSIDER INTENT-TO-SERVE LETTER AND APPROVE WITH  
CONDITIONS]
- D-6) CONSIDER REQUEST FOR WATER, SEWER, AND SOLID WASTE SERVICE  
(INTENT-TO-SERVE LETTER) FOR A SINGLE RESIDENTIAL PARCEL  
LOCATED AT 870 SOUTHLAND STREET, APN 092-331-009 [RECOMMEND  
CONSIDER INTENT-TO-SERVE LETTER AND APPROVE WITH CONDITIONS]
- D-7) CONSIDER REQUEST FOR WATER, SEWER, AND SOLID WASTE SERVICE  
(INTENT-TO-SERVE LETTER) FOR PARCEL MAP CO 20-0027, A 2 Parcel  
RESIDENTIAL SUBDIVISION LOCATED AT 187 E. BRANCH STREET  
[RECOMMEND CONSIDER INTENT-TO-SERVE LETTER AND APPROVE WITH  
CONDITIONS].

*Ray Dienzo, General Manager, answered questions from the Board.*

*There were no public comments.*

*Upon the motion of Director Glover, and seconded by Director Henry, the Board approved the Consent Agenda.*

*Vote 4-0-1*

YES VOTES	ABSTAIN	ABSENT
<i>Directors Glover, Henry, Joyce, and Eby</i>	<i>None</i>	<i>Hansen</i>

#### E. ADMINISTRATIVE ITEMS

- E-1) ANNUAL COMPREHENSIVE FINANCIAL REPORT (AUDIT REPORT) FOR FISCAL YEAR 2024-2025  
 [RECOMMEND RECEIVE AND FILE 2024-2025 AUDIT REPORT]

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

*Jana Etteddgue, Finance Director, presented the item and answered questions from the Board..*

*Devon Feldhut, accountant with Rogers, Anderson, and Malody, presented the audit report.*

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

*There were no public comments.*

*Upon the motion of Director Joyce, and seconded by Director Henry, the Board received and filed the audit report.*

*Vote 4-0-1*

YES VOTES	ABSTAIN	ABSENT
<i>Directors Joyce, Henry, Glover, and Eby</i>	<i>None</i>	<i>Hansen</i>

- E-2) 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 1707 LYN ROAD [RECOMMEND ADOPT RESOLUTION ACCEPTING THE NEGOTIATED PROPERTY TAX EXCHANGE AND ADOPT RESOLUTION APPROVING THE ANNEXATION AGREEMENT, LAFCO PLAN FOR SERVICES, AND FINDING THAT THE ACTIONS ARE CATEGORICALLY EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")]

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

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

*Tracy Robins, Nipomo resident, commented on the item.*

*Upon the motion of Director Glover, and seconded by Director Joyce, the Board adopted the resolutions.*

**Vote 4-0-1**

YES VOTES	NO	ABSENT
Directors Glover, Joyce, Henry, and Eby	None	Hansen

**RESOLUTION 2025-1748**

**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. 32**

**RESOLUTION 2025-1749**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT APPROVING THE ANNEXATION AGREEMENT WITH OWNER OF 1707 LYN ROAD, APN 091-063-039, APPROVING THE LAFCO PLAN FOR SERVICE AND DIRECTING THE GENERAL MANAGER TO FILE IT WITH SLO LAFCO, AND FINDING THAT THE ANNEXATION IS CATEGORICALLY EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")**

**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**

*None.*

**H. DIRECTORS' REQUESTS TO STAFF AND SUPPLEMENTAL REPORTS**

*Director Joyce requested the electrification of the District's fleet be placed on a future agenda.*

*Director Glover requested an update on recovery efforts from the lightning strike be placed on a future agenda.*

**Nipomo Community Services District  
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**I. CLOSED SESSION ANNOUNCEMENTS**

*Craig Steele, General Counsel, announced that there would be closed session on Items 1a 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)
  - b. NIPOMO ACTION COMMITTEE, ET AL. V. SAN LUIS OBISPO LOCAL AGENCY FORMATION COMMISSION, ET. AL. (SAN LUIS OBISPO COUNTY SUPERIOR COURT CASE NO. 24CV-0768)
- 2) ANNUAL PERFORMANCE REVIEW PROCESS OF DISTRICT GENERAL MANAGER PURSUANT TO GOVERNMENT CODE SECTION §54957 (Step 2 of 2)

**J. ADJOURN TO CLOSED SESSION**

*The Board adjourned to Closed Session at 10:15 a.m.*

**K. OPEN SESSION**

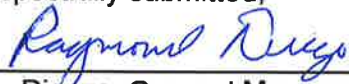
*Craig Steele, General Counsel, announced that there were no reportable actions in closed session.*

**ADJOURN MEETING**

*President Eby adjourned the meeting at 11:19 a.m.*

MEETING SUMMARY	HOURS & MINUTES			
Regular Meeting	1	hours	15	minutes
Closed Session	1	hours	4	minutes
TOTAL HOURS	2	hours	19	minutes

Respectfully submitted,



Ray Dienzo, General Manager and Secretary to the Board

12/11/2025

Date