NIPOMO COMMUNITY SERVICES DISTRICT

Serving the Community since 1965

SPECIAL MEETING MINUTES

AUGUST 7, 2026 AT 9:00 A.M.

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

BOARD of DIRECTORS
PHIL HENRY, **PRESIDENT**
TOM GLOVER, **VICE PRESIDENT**
ED EBY, **DIRECTOR**
GARY HANSEN, **DIRECTOR**
JOHN JOYCE, **DIRECTOR**

PRINCIPAL STAFF
RAY DIENZO, **GENERAL MANAGER**
JANA ETTEDDGUE, **FINANCE DIR/ASST GM**
ELIZABETH GAMEZ, **DISTRICT ENGINEER**
FRANCISCO MALDONADO, **OPERATIONS MGR.**
CRAIG STEELE, **GENERAL COUNSEL**

A. CALL TO ORDER AND FLAG SALUTE

Vice - President Glover called the Special Meeting of August 7, 2026, 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 Joyce, Hansen, Eby, and Glover were present. Director Henry was absent.

There were no public comments.

C. PRESENTATIONS AND REPORTS

There were no items under this Agenda item.

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]

Director Joyce commented on the item.

There were no public comments.

Upon the motion of Director Eby, and seconded by Director Glover, the Board adopted the Consent Agenda.

Vote 4-0-1

YES VOTES	*ABSTAIN*	*ABSENT*
Directors Eby, Glover, Joyce and Hansen,	*None*	*Henry*

E. ADMINISTRATIVE ITEMS

E-1) ACCEPT OFFER OF WATER AND SEWER IMPROVEMENTS FOR TRACT 3135 [RECOMMEND ADOPT RESOLUTION ACCEPTING OFFER OF IMPROVEMENTS]

Elizabeth Gamez, District Engineer, presented the item and answered questions from the Board.

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

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

Ben Fine, Vice-President of Construction for Coastal Community Builders, commented on the item.

Upon the motion of Director Eby, seconded by Director Joyce, the Board adopted the resolution.

Vote 4-0-1

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

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT ACCEPTING TRACT 3135 WATER AND SEWER IMPROVEMENTS

ADJOURN MEETING

Vice-President Glover adjourned the meeting at 9:10 a.m.

MEETING SUMMARY	HOURS & MINUTES
Regular Meeting	0 hours 10 minutes
Closed Session	0 hours 0 minutes
TOTAL HOURS	0 hours 10 minutes

Respectfully submitted,

Raymond Dienzo 8/26/2026

Ray Dienzo, General Manager and Secretary to the Board Date