

VANDENBERG VILLAGE COMMUNITY SERVICES DISTRICT

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"Pride in Community Service"

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MINUTES Regular Meeting

August 7, 2018

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:00 p.m. by President Brooks who led the Pledge of Allegiance.

2. **ROLL CALL:** Directors Blair, Brooks, Bumpass and Wyckoff were present. Director Fox participated via telephone conference.

OTHERS PRESENT

Joe Barget, General Manager; Cynthia Allen, Administrative Services (AS) Manager; Mike Garner, Operations & Maintenance (O&M) Manager; and Rich Gracyk, Broadband Service Administrator for the city of Lompoc

3. **ADDITIONS AND DELETIONS TO AGENDA - None**

4. PUBLIC FORUM

President Brooks invited public comments and there were none.

5. OPERATIONS REPORT

O&M Manager Garner reported the District pumped 44.1 million gallons of water for the month of July with an average daily demand of 1.4 million gallons. This is 4 percent less than last July. There was no rain in July keeping the total at 8.7 inches for the calendar year.

Well levels (below ground surface) for July were 1B-143', 3A-141', and 3B-137'. There were no drops in levels from July.

The field crew collected the triennial lead and copper samples from 20 homes the week of July 16. Test results should be available this week and the homeowners who volunteered will receive letters with their results.

Jon Turner from Phoenix Engineering is waiting on the final wet well design from Armorock. After this issue is resolved, the project will be ready go out to bid.

Fisher Pump pulled Well 3B the week of July 16 for the scheduled 5-year rehabilitation. The bowls, impellers, and five sections of inner column pipe will be replaced. Also, the well will be chemically treated to remove iron bacteria build up.

Fisher Pump rebuilt all three booster pumps at Site 1 and Perry's Electric rehabbed all three motors for \$74,000. This is part of the District's scheduled 7-year maintenance on these critical pumps.

The field crew completed tasks outlined in Althouse and Meade's Restoration Monitoring Report (Year 2) for the Spoils Area Restoration Project. With permission from the California Department of Fish and Wildlife to access the site, the crew removed invasive weeds by hand and applied mulch around plants and oak trees.

Hopkins Technical gifted a brand-new chlorine pump to the District, replacing an aging pump. This was done to compensate for the lengthy delay on a new chlorine injection system which should be installed in the next couple of months.

The District recently purchased two new turbidity meters to replace obsolete ones: a flow-through meter that continuously measures turbidity in water just after it's treated, and a table-top meter that measures samples taken at various locations during the treatment process. The cost of the new meters was \$6,700.

To conclude his report, O&M Manager Garner said the field crew repaired three polybutylene service lines and two angle-stops in July. There were no sewer system overflows in July.

Director Fox asked what will be done with the old turbidity meters. O&M Manager Garner said he would like to donate them to Mission Hills Community Services District because they do not have a turbidity meter.

6. ADMINISTRATION REPORT

AS Manager Allen reported the new administrative office is 99 percent complete and is working on punch list for the final inspection later this week. The new furniture is scheduled for delivery on August 27. If the certificate of occupancy is received, staff will open the new office to the public on September 4. Director Bumpass asked about a fit and finish warranty given by the contractor. AS Manager Allen said the work is warranted for 12 months and is much like a mechanics lien. Director Brooks asked what specifically needs to be finished for the occupancy certificate. She said handicap signs need to be installed and the inside of the building needs to be inspected.

7. CONSENT CALENDAR

A. Minutes from the Regular Meeting June 5, 2018

B. Treasurer Report

- 1) Approval of Monthly Financials
- 2) Disbursements through July 31, 2018
- 3) Public Official Reimbursement Report

Motion by Director Blair, seconded by Director Wyckoff to accept the consent calendar as presented.

Roll call vote:

Ayes: Directors Blair, Brooks, Bumpass, Fox and Wyckoff
Noes: None
Abstain: None
Absent: None

8. ACTION ITEMS

A. Leak Adjustment

General Manager Barget reviewed the District's ordinance which allows customers one leak adjustment in any 12-month period. In 2017, the District gave 40 leak adjustments, ranging from \$13.80 to \$620.61, for a total of \$3,294. He recommended against an exception to policy.

After some discussion the following motion was made:

Motion by Director Brooks, seconded by Director Bumpass to deny the request from Mr. and Mrs. Farrand for a leak adjustment.

Roll call vote:

Ayes: Directors Brooks, Bumpass, Fox and Wyckoff

Noes: Director Blair

Abstain: None

Absent: None

B. Lompoc Regional Wastewater Reclamation Plant Upgrade Charges

President Brooks waived the reading of the resolution and the following motion was made:

Motion by Director Blair, seconded by Director Bumpass to adopt Resolution 210-18 electing to have LRWRP Upgrade Charges collected on the tax roll for Fiscal Year 2018-19.

Roll call vote:

Ayes: Directors Blair, Brooks, Bumpass, Fox and Wyckoff

Noes: None

Abstain: None

Absent: None

C. Soft Starter

Motion by Director Brooks, seconded by Director Wyckoff to ratify the General Manager’s decision approving the replacement of the soft starter on Well 1B and to approve a \$5,000 increase in the FY 2018-19 Capital Replacement Budget.

Roll call vote:

Ayes: Directors Blair, Brooks, Bumpass, Fox and Wyckoff

Noes: None

Abstain: None

Absent: None

D. New Administrative Office

Director Bumpass asked AS Manager Allen if the new office is not ready for staff on August 30-31 will the office remain open until the move-in date. She said yes, the office will only close to allow the phone system and computers to be moved. During that time staff and field crew will be available for customers. Director Fox suggested placement of a sign showing closure dates and an emergency phone number. General Manager Barget said he will prepare a press release and include pertinent information.

The Directors discussed whether or not to irrigate the turfed lot to bring the grass back. The Directors agreed the lot would have more curb appeal if the lot was green. O&M Manager Garner said he will look into repairing the irrigation system.

Staff Recommendations:

- 1. Close the District Office August 30-31 to allow staff to move into the new building.*
- 2. Cancel the September 4 regular board meeting and schedule a special board meeting on September 11 instead.*
- 3. Conduct a ribbon-cutting ceremony on September 10 at 10:00 a.m.*
- 4. Host an open house the week of September 10-14.*

5. *Determine furniture in the current building is surplus and donate it to the Santa Ynez River Water Conservation District.*
6. *Pursue a lot split to separate the turfed portion of APN 097-371-028 from the new administrative office and parking lot.*

Motion by Director Blair, seconded by Director Wyckoff to approve the staff recommendations, Items 1–6, for the new administrative office.

Roll call vote:

Ayes: Directors Blair, Brooks, Bumpass, Fox and Wyckoff
Noes: None
Abstain: None
Absent: None

9. REPORTS

A. Committees

There were no committee meetings since the last board meeting.

B. District Representatives to External Agencies

President Brooks and General Manager Barget attended the first meeting of the Western Management Area Groundwater Sustainability Agency (WMA GSA) for the Santa Ynez River Valley Groundwater Basin on June 7 where a cost sharing formula based on weighted votes was approved. SYCSD will have 4 votes; Lompoc will have 2; MHCS and VVCSD will each have 1 vote. President Brooks was elected chairman of the committee and Jim Mosby, vice-chairman. The next meeting is scheduled for September.

Director Blair and General Manager Barget attended the Santa Barbara County Special Districts Association meeting on July 23 in Goleta. The speaker was the architect for new Goleta West Sanitation District facilities.

C. President

President Brooks went to Maple High School to see the rainwater catchment system they just installed. The school received a \$5,000 water conservation grant from the District for this project.

President Brooks and General Manager Barget attended a Water Purveyors meeting in Buellton where Captain LaRocco, from Santa Barbara County Fire, and Nic Elmquist, from the Los Padres National Forest, gave presentations on recent fires and fire prevention work being performed by their respective agencies.

President Brooks and General Manager Barget also attended the July 18 Mission Hills CSD board meeting to hear a presentation from NBS on the capacity charge study their firm is performing for Mission Hills.

D. General Manager Report

The District did not receive responses from any public entities to the Notice of Surplus Land regarding the current district office. On August 1, the County Planning Commission approved the General Plan consistency determination on the surplus and sale of the property. Doctor Heath has decided not to make an offer and the District received no interest from a classified ad published in four local newspapers in June. General Manager Barget intends to list the property for sale with Tom Davidson, Lee & Associates Commercial Real Estate Services. Mr. Davidson was the broker involved in the sale and purchase of the former Rabobank building in 2015. Any sale of the property would subject to negotiation and approval of the board.

The city of Lompoc plans to accept a \$50,000 proposal from the Wallace Group from San Luis Obispo to design a replacement of the 10-inch Vandenberg Village Interceptor sewer line in conjunction with the County's Floradale Bridge Replacement Project. One other proposal was received, from BKF Engineers (the civil engineer firm for the bridge project), but it was considerably higher. The city public works department will manage the project but the District will be responsible for the entire cost.

County Public Works, Transportation Division, has conceded that VVCSD does have prior rights for water and sewer infrastructure within county owned and maintained roads everywhere within Vandenberg Village except for Tract 10034, Unit 1 and the golf course. The County will be raising the 27 manholes within the recent Hot Mix Asphalt (HMA) overlay project on Rigel, Vega, and Polaris Avenues.

The Lions Club, Rotary Club, and Vandenberg Village Association (VVA) have all expressed interest in planting trees and general beautification of the Club House Road entrance to village. This area is located on Lot 54 which is owned by the District. VVA board member Ron Stassi has offered to head a committee involving various stakeholders to develop a plan and present it to the VVCSD board for its decision. General Manager Barget asked the Directors to support this process.

General Manager Barget and Operations & Maintenance Manager Garner continue to work closely with Wildscape Restoration and four residents on Rigel Avenue and Agena Way to address dead ice plant on private property caused by herbicide that was inadvertently applied there in April.

At a public hearing on July 17, the Santa Barbara County Board of Supervisors approved a re-zone and the Oak Hills Estate project consisting of 29 single family residences. A Water/Wastewater Committee meeting is scheduled for August 16 to consider a can and will serve letter.

To conclude his report, General Manager Barget said the Fiscal Year 2017-18 audit will be performed August 9-10.

10. INFORMATIONAL CORRESPONDENCE - None

11. DIRECTORS FORUM

Director Blair thanked the staff for all the work they do.

Director Fox reported he will be undergoing back surgery and will be available after the end of August.

Director Bumpass supports the Lot 54 beautification committee concept but does not think it would be appropriate to spend above the \$2,200 the District received from the insurance claim for damage to the block wall in 2013.

12. ADJOURN

President Brooks declared the meeting adjourned at 8:32 p.m.

Attest:

Signed:

Stephanie Garner
Secretary, Board of Directors

Christopher C. Brooks
President, Board of Directors