

VANDENBERG VILLAGE COMMUNITY SERVICES DISTRICT

3745 Constellation Road • Vandenberg Village • Lompoc, CA 93436
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MINUTES Special Meeting

September 11, 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 was absent.

OTHERS PRESENT

Joe Barget, General Manager; Cynthia Allen, Administrative Services (AS) Manager; Mike Garner, Operations & Maintenance (O&M) Manager; and eight members of the public.

3. ADDITIONS AND DELETIONS TO AGENDA

General Manager Barget said a time sensitive amendment to extend the Test Well License Agreement was received from Santa Barbara County and asked it be added to the agenda.

Motion by Director Blair, seconded by Director Wyckoff to add Test Well Drilling License Agreement to the Agenda as Item 8.E

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

4. PUBLIC FORUM

President Brooks opened the public forum at 7:02 p.m.

Jon Picciuolo, 445 Oakhill Terrace complimented the board and staff on the new office building.

President Brooks closed the public forum at 7:03 p.m.

5. OPERATIONS REPORT

O&M Manager Garner reported the District pumped 42 million gallons of water for the month of August. This was 8 percent less than last year. Vandenberg Village received no rain in August, total for the year remains at 8.7 inches.

Well levels (below ground surface) for August were 1B-144', 3A-141', and 3B-137'.

The District's triennial lead and copper results came in with copper ranging between .085-.74 parts per million (ppm) which is less than the 1.3 ppm standard. Lead was non-detected for 19 homes. One home had 6.7 parts per billion (ppb) of lead but this is less than the 15 ppb standard. O&M Manager Garner furnished test results to the state.

O&M Manager Garner gave a PowerPoint presentation showing the Well 3B rehabilitation project. Fisher Pump reinstalled Well 3B with new bowls and inner-column shaft. The well was placed back into service on August 24. Production increased from 630 gallons per minute (gpm) with 201 feet of drawdown, to 820 gpm with 213 feet of drawdown. The cost for the project was \$50,000. Fisher Pump will start removing Well 3A this week.

O&M Manager Garner is receiving quotes for valves and hydrant parts for this year's replacement programs. The schedule is to get bids from contractors at the end of October.

There was a power outage on August 20 at Lift Station 4 from 10:00 p.m. until 4:00 a.m. Manny Perez was on call and set up the generator and monitored the station until power was restored.

The field crew repaired two polybutylene service lines and three angle shut-offs in August. There were no sewer system overflows to report.

To conclude his report, O&M Manager Garner said there were two anniversaries during the month of August. Jeff Cole celebrated 16 years on August 5 and Joe Barget celebrated 14 years on August 16. A.J. Rea passed his California Water Environment Association collections 2 test.

6. ADMINISTRATION REPORT

AS Manager Allen gave a PowerPoint presentation illustrating the need for the new administrative office and the remodel project. The presentation showed before remodeling, during construction, and final pictures. She said there will be a ribbon cutting ceremony on Monday, September 17 at 3:00 p.m. and distributed the brochure to Directors.

7. CONSENT CALENDAR

A. Minutes from the Regular Meeting August 7, 2018

B. Treasurer Report

Disbursements through August 31, 2018

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

Ayes: Directors Blair, Brooks, Bumpass, and Wyckoff

Noes: None

Abstain: None

Absent: Director Fox

8. ACTION ITEMS

A. Farmers Market

Shelby Wild, Manager and Operator of the Village Farmers Market Association (VFMA) gave a PowerPoint presentation illustrating what she envisions could be a partnership with VVCSD.

Katherine Stewart, 4475 Titan Avenue asked if VFMA uses the District's property would there be a cost to the District for insurance. Ms. Wild said there would be no cost.

Director Blair asked why the VFMA stopped? Joseph Heuring, VFMA Board Member, said the staff became burned out after seven years of committed Sundays, and compliance issues was the breaking point.

Director Bumpass asked the General Manager for his thoughts. General Manager Barget emphasized the District is in the water and sewer business. If the Directors support VFMA use of the parking lot and sidewalks, the District should probably develop a written document similar to a license agreement with VFMA. When staff is asked to entertain ideas like this, it takes staff time and other resources away from the District's mission of providing water and sewer services.

Steve Heuring, VVA President and Chairman of the Park and Playground Coalition, said VVCSD location would be temporary until the park and playground on Constellation is completed within the next year.

O&M Manager Garner said what guarantees that no VVCSD staff would be called out on a Sunday. He understands this is a Board decision, but doesn't want to see any damage to the building, plants, or sprinklers.

Director Wyckoff said he does not endorse VFMA using the parking lot and sidewalk.

Jon Picciuolo suggested the Directors look at the big picture. There has been some pushback from the community about money spent on the new office and feels anything to raise public relations is a good idea. If the District supports the VFMA the community would be more accepting of the money spent on the building.

Katherine Stewart asked if the county charged VFMA a fee to use Burton Mesa Boulevard for the market. Joseph Heuring said the cost was \$100 annually. He expressed concern while closing the street to traffic, not all vehicles yielded to the barricades and some still drove through the market.

Emily Casarez, Director of Community Health with the Lompoc Valley Food Coalition, received a \$38,000 grant from the Santa

Barbara Foundation. These grants are used for health education and partner with the non-profit supporting the VFMA.

President Brooks agreed with O&M Manager Garner's concerns about VVCS D staff being called out on Sundays. He disagreed with Mr. Picciuolo about needing to partner with VFMA because of pushbacks from the community.

Motion by Director Brooks, seconded by Director Bumpass to create an ad hoc committee, consisting of Director Bumpass, Director Blair and O&M Manager Garner to meet and discuss the VFMA use of the District parking lot and walkways.

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

B. Oak Hills Estates

Motion by Director Brooks, seconded by Director Blair to issue a can and will serve letter to Oak Hills Estate, LLC, for the Oak Hills Estate residential development

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

C. Sustainable Groundwater Management Act (SGMA)

Motion by Director Blair, seconded by Director Brooks to affirm the Western Management Area Groundwater Sustainability Committee's decision and agree to share the costs to develop a Groundwater Sustainability Plan and other SGMA expenses based on weighted vote, and to direct the District's representative to approve the weighted-vote cost share and to adopt the attached Conflict of Interest Code for the agency

**Ayes: Directors Blair, Brooks, Bumpass, and Wyckoff
Noes: None**

Abstain: None
Absent: Director Fox

D. Lift Station #1

Motion by Director Wyckoff, seconded by Director Blair to find the Lift Station #1 Replacement Project is categorically exempt from the California Environmental Quality Act and direct General Manager to execute Notice of Exemption.

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

E. First Amendment to Test Well Drilling License Agreement

Motion by Director Brooks, seconded by Director Wyckoff to approve a three-year extension, expiring on September 13, 2021, to the test well agreement between the County of Santa Barbara and Vandenberg Village Community Services District.

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

9. REPORTS

A. Committees

Water/Wastewater Committee met on August 16 and discussed the item on this agenda.

B. District Representatives to External Agencies

Director Blair, General Manager Barget and O&M Manager Garner attended the Santa Barbara County Special District Association dinner/meeting on August 27 in Buellton at the Firestone Tap Room. The guest speaker was Supervisor Peter Adams.

C. President

President Brooks thanked AS Manager Allen for shepherding the new office project and thanked General Manager Barget for his work.

D. General Manager Report

General Manager Barget said he will be on vacation September 20-21 before traveling September 24 to Indian Wells for the California Special District Association Conference with Director Blair.

Brian Sanders, Region 5 Representative with Association of California Water Agencies will be meeting with O&M Manager Garner and Director Brooks on September 20 at the District office.

To conclude his report, General Manager Barget said he contacted the sheriff department, and there will be a deputy present at the ribbon-cutting ceremony on September 17. Unless the audit is ready to present to the Board in October, he suggested canceling the regular board meeting. All Directors present were in favor of canceling the October Regular Board Meeting.

General Manager Barget introduced Ron Stassi, with the committee to enhance the entrance to Clubhouse Road. He gave a brief update about a meeting with The Mission Club, Vandenberg Village Association, Lions Club, Rotary Club, and VVCSD. All of the organizations are planning to donate time and money to rebuilding the entrance wall and conceptual plans are complete.

10. INFORMATIONAL CORRESPONDENCE

US Drought Monitor-California, September 4, 2018

11. DIRECTORS FORUM

Director Blair thanked the staff for their work.

Director Bumpass thanked AS Manager Allen for her work on the new office building and General Manager Barget for his work.

Director Brooks thanked the entire staff for their work and said he is in favor of the farmers market and looking forward to hearing from the ad hoc committee with their recommendations.

12. **CLOSED SESSION:** The Board convened into closed session at 8:55 p.m. to discuss the General Manager's working relationship with the Board, performance, salary, and benefits, and term in accordance with his employment agreement.
13. **OPEN SESSION:** The Board reconvened into open session at 9:35 p.m. and the following actions were taken.

Motion by Director Bumpass, seconded by Director Blair to extend the General Manager's employment agreement for one additional year, until August 15, 2019; and provide a merit increase of 2 percent to salary, effective September 2, 2018.

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

14. **ADJOURN**

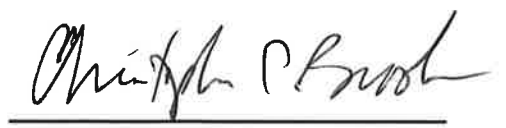
President Brooks declared the meeting adjourned at 9:40 p.m.

Attest:

Signed:



Stephanie Garner
Secretary, Board of Directors



Christopher C. Brooks
President, Board of Directors

Project: Vandenberg Village
Community Services District
Test Well at Old Fire Station 51
APN: 097-371-013
RP File No.: 003755

FIRST AMENDMENT TO TEST WELL DRILLING
LICENSE AGREEMENT
(County Code 12A-10.1)

THIS FIRST AMENDMENT TO LICENSE AGREEMENT (hereinafter
“Amendment”) is made by and between

The COUNTY OF SANTA BARBARA, a political
subdivision of the State of California, hereinafter
referred to as “COUNTY”;

and

VANDENBERG VILLAGE COMMUNITY
SERVICES DISTRICT, an independent special
district, hereinafter referred to as “LICENSEE”;

with reference to the following:

WHEREAS, COUNTY is the fee owner of the parcel of improved land, known as the old
County Fire Station 51, located at 749 Burton Mesa Boulevard, near Lompoc, and commonly
identified as Assessor’s Parcel Number 097-371-013, (hereinafter “Property”); and

WHEREAS, LICENSEE is a local government agency for the purpose of providing water
and wastewater services to the community of Vandenberg Village, an unincorporated area of the
County of Santa Barbara; and

WHEREAS, LICENSEE and COUNTY entered into a Test Well License Agreement, dated
September, 14, 2016 (hereinafter “License”) for the purpose of drilling a test well to determine the
water quality and quantity within the Lompoc Uplands aquifer; and

WHEREAS, LICENSEE would like to extend the term of the License in order to maintain
access to the test well to continue testing the water quality and quantity of the Lompoc Uplands
aquifer.

NOW, THEREFORE, in consideration of the Property, and the mutual covenants and
conditions contained herein, COUNTY and LICENSEE agree as follows:

1. Section 2, *TERM*, shall be deleted in its entirety and replaced with the following:
2. **TERM**: The term of this Agreement shall commence on the date this Agreement is
fully executed by the parties, (“Commencement Date”), and shall expire on
September 13, 2021.

It is expressly understood that in all other respects, the terms and conditions of the original Test
Well License Agreement, dated September 14, 2016, shall remain in full force and effect.

Vandenberg Village Community Services District
Board Meeting Sign-in Sheet
September 11, 2018

Name	Address
Katherine Stewart	4475 Titan Ave
Shelby Wild Brown	168 Inverness
Emily Casarez	2986 Lewis Drive
Joseph Henning	3894 Celestial Way
Stu W. Henning	3920 Rigel Ave
Jon Picinolo	445 OAK HILL TERRACE
Michael Cather	4604 Falcon Dr.
Ron Stossi	159 Inverness Ave