

Tom Fayram, President
Julie Kennedy, Director
Lisa Palmer, Director
Greg Parks, Director
Nina Stormo, Director



**LOS OLIVOS COMMUNITY SERVICES DISTRICT
REGULAR MEETING**

Posted: 10-11-2023

October 16, 2023, 6PM (PDT)

**St Mark's in the Valley Episcopal Church, Stacy Hall
2901 Nojoqui Ave, Los Olivos CA 93441**

Please observe decorum and instructions from the President

This meeting will be held both in-person and electronically via Zoom meetings. In-person the meeting will be held at the following location:
St Mark's in the Valley Episcopal Church, Stacy Hall - 2901 Nojoqui Ave, Los Olivos CA 93441

The public will also be able to hear and participate electronically by using the following links:

On Zoom:

<https://us06web.zoom.us/j/82515801920?pwd=VHFQd1VDZUVucFZlZlVEVEdVhzVjlkQT09>

By Phone:

Meeting ID: 825 1580 1920 Passcode: 378600

One tap mobile +16694449171,,82515801920#,,, *378600# US

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MEETING AGENDA

1. CALL TO ORDER

President Fayram calls the meeting to order at 6:00 PM.

2. ROLL CALL

Present: President Fayram, Director Kennedy, Director Stormo, Director Parks, Director Palmer

Absent: None

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

Members of the public may address the Board of Directors on any items of interest within the subject matter and jurisdiction of the Board but not on the agenda today (Gov. Code - 54954.3). The public may also request future agenda topics at this time. Speakers are limited to a maximum of 3 minutes. Due to the requirements of the Ralph M. Brown Act, the District cannot take action today on any matter not on the agenda, but a matter raised during Public Comments can be referred to District staff for discussion and possible action at a future meeting.

President Fayram opens the floor to public comment.

Michelle de Werd, Sam Marmostein, Anna Marie Gott, Kahryn Lohmeyer, Brad Ross, and Mark Herthel speak.

INFORMATIONAL ITEM:

Per public request, a brief report from the General Manager that conveys District status and updates is being added at the beginning of the agenda. This status report may touch on key items in the project plan or schedule. The General Manager will leave other detailed reporting, including budgetary reporting until the end of the meeting.

This item is informational only, no action will be taken, and public comment not received.

Los Olivos Community Services District, P.O. Box 345, Los Olivos, CA 93441, (805) 500-4098

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5. GENERAL MANAGER’S DISTRICT STATUS REPORT

GM Savage notes that the activities on tonight’s agenda including groundwater monitoring, administrative actions, and furthering engineering study are the current, important activities that should move the district forward.

ADMINISTRATIVE ITEMS:

All matters listed hereunder constitute an administrative / consent agenda and will be acted upon by a single vote of the Board. Matters listed on the Administrative Agenda will be read only on the request of a member of the Board, in which event the matter may be removed from the Administrative Agenda and considered as a separate item.

6. APPROVALS

A. APPROVAL OF MEETING MINUTES

- i. Regular Meeting Minutes of September 13, 2023.
- ii. Special Meeting Minutes of September 13, 2023.

B. APPROVAL PAYMENT OF INVOICES RECEIVED BY OCTOBER 2, 2023.

The invoices below have been reviewed by the Finance Subcommittee and are recommended for approval.

No.	Invoice Date	Invoice #	Provider	Amount
1	9/19/2023	84310	MNS – Engineering and Support Services	\$ 975.00
2	9/12/2023	79881	Aleshire and Wynder - Legal Services	\$ 1,012.00
3	10/1/2023	20239	Savage – General Manager Services and supplies	\$ 5,400.00

Project	Vendor	To Date (inc. above)	Remaining Authorization
Audit	Moss, Levy & Hartzheim, LLP	\$ 2,780.00	\$ 7,775.00

President Fayram opens the floor to public comment.

Anna Marie Gott speaks.

Counsel O’Neill responds to public comment regarding whether email addresses can or should be redacted, or not.

Motion to approve administrative items 6a and 6b, pending review by Counsel O’Neill.

Motion by: Director Palmer, second: Director Kennedy.

Voice vote: 5-0

BUSINESS ITEMS:

7. CONSIDERATION OF A GRANT APPLICATION REQUEST TO THE COUNTY OF SANTA BARBARA, ENVIRONMENTAL HEALTH SERVICES, FOR THE INSTALLATION OF THREE GROUNDWATER MONITORING WELLS AND TESTING OF FIVE GROUNDWATER MONITORING WELLS, IN AN AMOUNT OF \$121,445

The District has held prior conversations about the installation of groundwater monitoring wells, including as part of its annual budgeting process. Recent direction to staff included the development of a grant application to the County of Santa Barbara, Environmental Health Services (EHS) to obtain funding for the installation of three (3) new wells and one-time testing of the District’s two (2) existing wells and the three (3) new wells. The attached grant application fulfills your Board’s direction. The grant application was reviewed by the Grants Subcommittee and the Subcommittee recommends approval.

GM Savage introduces the item. He goes through the grant application request, which is being recommended by the Grants Subcommittee, in the amount of \$121,445. GM Savage describes the conversations with EHS and the Central Coast Regional Water Quality Control Board (CCRWQCB) that have driven the request, including information such as well locations and how the provided funding will flow. He touches on the timeline presented in the grant request.

President Fayram opens the floor to public comment.

Michelle deWerd provided a speaker’s slip, but her question was answered so she did not speak. Mark Herthel speaks.

Director Kennedy asks whether there are any provisions for overruns on costs. GM Savage responds that he included a 5% contingency. He adds that BC2, the drilling contract, actually completed their work under budget when drilling the first two groundwater monitoring wells.

Director Palmer asks about what is not included in the estimate. GM Savage responds that the on-going testing of wells is not included. Director Palmer asks if EHS or CCRWQCB will fund the on-going testing. GM Savage

President Fayram thanks GM Savage for his hard work to get things to this point.

Motion to approve the grant application from the County of Santa Barbara Environmental Health Services for the installation of the three groundwater monitoring wells and testing of all five wells in an amount of \$121,445.

Motion by: Director Kennedy, second: Director Parks.

Voice vote: 5-0

8. SELECTION OF BOARD OFFICER – VICE PRESIDENT

The LOCSO Board of Directors approved and adopted Resolution 23-02 on July 12, 2023. Effective September 13, 2023, Director Brad Ross resigned and Director Nina Stormo was appointed to the LOCSO Board of Directors. Director Ross held the office of Vice President. The Board of Directors will consider selection of a new Vice President.

President Fayram opens the floor to public comment.

Michelle de Werd and Kathryn Lohmeyer speak.

Counsel O'Neill clarifies that any nomination requires a nomination and a second.

Director Kennedy notes that she is interested in serving.

Director Parks nominates Director Kennedy to serve as Vice President, Director Palmer seconds.

President Fayram asks if there are any other nominations.

Voice vote 5-0

9. CONSIDERATION OF BOARD OF DIRECTORS SUBCOMMITTEE APPOINTMENTS

The LOCSO Board of Directors approved and adopted Resolution 23-01 on July 12, 2023. Effective September 13, 2023, Director Brad Ross resigned and Nina Stormo was appointed to fill the vacancy. Director Ross was a member of the Technical and Project Management subcommittees. The Board of Directors will consider appointment to subcommittees given the vacancies created by the departure of Director Ross. Consideration may include changes in appointments to other subcommittees beyond the Technical and Project Management subcommittees.

GM Savage introduces the item. He notes that current Subcommittee assignments include:

Finance: Directors Kennedy and Palmer

Grants: Directors Kennedy and Parks

Technical: Director Fayram

Project Management: Director Palmer

GM Savage notes that changes to existing committee assignments can also be made during this evening's meeting. President Fayram uses his prerogative to attempt to fill the two vacancies created by the departure of Mr. Ross without entertaining changes to the other Subcommittees.

Director Parks notes his interest in the Technical Subcommittee.

Director Palmer nominates Director Parks to the Technical Subcommittee, with Vice President Kennedy seconding.

Voice vote (5-0)

GM Savage reminds the Board that public comment is needed for the item. No public comment requests were received at the start of the item nor at this juncture, and the Board continues its discussion.

President Fayram notes that Director Stormo is not on any subcommittee. Director Stormo responds stating her interest in the Project Management Subcommittee.

Director Palmer nominates Director Stormo to the Project Management Subcommittee, with Vice President Kennedy seconding.

Voice vote (5-0)

10. CONSIDERATION OF A PROPOSAL AND CONTRACT WITH REGEN, LLC FOR DESIGN AND ENGINEERING SERVICES (30% DESIGN) FOR A HYBRID WASTEWATER COLLECTION SYSTEM

On August 24, 2023, the LOCS D Board of Directors reviewed a Hybrid Collection Solution and Implementation Zone approach developed by the Technical Subcommittee. At the September 13, 2023 General Meeting, the LOCS D Board preliminarily approved a contract with Regen to complete a 30% design on the Hybrid Collection Solution. After further discussion with Regen, a revised contract is being brought to the Board for consideration and approval. Per direction provided at the September 13, 2023 General Meeting, it is anticipated that the contract will only be signed once funding has been received to cover the cost.

GM Savage introduces the item. He includes in his comments that Regen is prepared to be on-site October 24th. He notes that the Board previously approved signing a contract with Regen once the \$70,000 was received. GM Savage describes the key deliverables of the contract. He adds that given the proposed Preservation of Los Olivos (POLO) approach to providing funding in a \$30,000 immediately plus \$40,000 at a later time. GM Savage comments that the \$30,000 will not get the District to the 15% review meeting. This is because, per Board direction, activities such as Value Engineering was moved earlier in the effort. GM Savage notes that he included a 15% review by the full Board prior to deciding what will be moved to 30% design level. He notes that a \$30,000 effort will not be of much value to the District, adding that it is a positive step, but not something to compare to the gravity fed 30% design. GM Savage suggests that if the Board decided to move forward today, the Board should be prepared to fund anything not funded by POLO.

President Fayram opens the floor to public comment.

Kathryn Lohmeyer, Anna Marie Gott, Mike Brady, and Mike Herthel speak.

Vice President Kennedy comments she would like to "get 'er done." Director Parks adds his support to move forward. President Fayram notes his desire to maintain the jurisdiction of any donated funds at the Board level. He comments that he wants to see at least one, maybe more, potential solutions be taken to the 30% level. He thanks POLO (Mr. Herthel) for their generosity. He also thanks Mr. Herthel for his clarification that the additional \$40,000 will come forward. He concludes his commentary by asking GM Savage to ensure that the 30% design plans are stamped by a certified California Engineer. Director Palmer thanks POLO for the generous offer and the Technical Subcommittee for their work. Director Stormo adds her support for moving forward.

Motion to approve the contract with REGEN LLC.

Motion by: Director Palmer, second: Vice President Kennedy

Voice Vote (5-0)

INFORMATIONAL ITEMS:

These items are informational only, no action will be taken, and public comment not received.

11. REPORTS

A. SUBCOMMITTEE REPORTS

Finance Subcommittee (Director Kennedy Chair)

Subcommittee met and recommended the invoices, that we have the funds to cover any shortage

Grants Subcommittee (Director Kennedy Chair)

GM Savage reminds Vice President Kennedy that the subcommittee met and recommended the groundwater monitoring well grant

Project Management Subcommittee (Director Palmer Chair)

Did not meet.

Technical Subcommittee (President Fayram Chair)

Did not meet.

B. GENERAL MANAGER AND DISTRICT ENGINEER COMMENTS

The GM and DE will give reports on any meetings that they attended on behalf of the District, report on various District-related activities and/or provide status on projects. The GM may also review Budget Reports. See the packet for more details.

GM Savage walks through the attachments pointing out specifics of the timeline from the LAFCO presentation and noting that the District has approximately \$114,000 in its "checking" account; but that roughly \$40,000 of

those funds should be viewed as their operational reserve.

12. DIRECTORS COMMENTS

Directors will give reports on any meetings that they attended on behalf of the Board and/or choose to comment on various District-related activities. Directors may also request future agenda topics at this time.

Vice President Kennedy – nothing to report, thanks POLO again their support

Director Stormo – echos thanks to POLO

Director Parks – thanks POLO, notes that it feels like we are movign forward

Director Palmer – thanks POLO

President Fayram – echo thanks and notes that he and GM Savage travelled to Avila Beach to see the newly functioning Cloacina MBR treatment plant.

13. ADJOURNMENT

Motion to adjourn at 7:13 PM

Motion by: Vice President Kennedy, second: Director Parks

Voice vote 5-0

Respectfully submitted:



Guy W. Savage
General Manager – Los Olivos Community Services District

Approved:



President Fayram
Director – Los Olivos Community Services District