

Tom Fayram, President
Brad Ross, Vice-President
Mike Arme, Director
Tom Nelson, Director
Lisa Palmer, Director



Revised Zoom
Information
10/11/2022

LOS OLIVOS COMMUNITY SERVICES DISTRICT

Posted: 10-7-2022

REGULAR MEETING

October 12, 2022, 6:00 PM

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=VHFQd1VDZUVucFZXZEVEVhZVjhhkQT09>

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 6:00PM

2. ROLL CALL

President Fayram requests a roll call be taken

PRESENT: President Fayram, Vice-President Ross, Director Palmer, Director Nelson, Director Arme

ABSENT: None

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS

Members of the public may address the Committee on any items of interest within the subject matter and jurisdiction of the Committee but not on the agenda today (Gov. Code - 54954.3). Speakers are limited to 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.

Keith Saarloos, Michelle de Werd, Kathryn Rohrer, Paul Rohrer, Anna Marie Gott, Mark Herthel speak.

5. COMMENTS

The Directors, General Manager, and District Engineer will provide comments and report on activities related to District business. Comments are informational only, no action will be taken, and public comment not received.

A. 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.

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Director Nelson speaks to placement of the LOCS D wastewater treatment facility and his recent visit to the Orenco plant in Oregon and related visit to the City of Coburg.

Director Arme - nothing.

Director Palmer notes that she was at an event over the weekend where she had a brief conversation with Congressman Carbajal and State Senator Limón. She conveyed current project status and need for financial support moving forward.

Vice-President Ross comments on success (or failure) of the District and what it could mean to District property owners. He adds discussion about the upcoming workshops in early 2023 where all the options under consideration will be discussed.

President Fayram notes a Congressman Carbajal meeting last week to discuss federal funding options. He adds that he has been having conversations with Supervisor Hartmann about setting up a meeting with County EHS and Planning/Building to better understand how a wastewater system will affect growth. He agrees there is work to do on estimating the wastewater flow to the plant and gaining better understanding. During President Fayram's commentary, Director Palmer notes that we are tracking the County Housing Element Update.

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, comment on various District-related activities and/or provide status on projects. The GM may also review Budget Reports (see packet).

General Manager Savage provides an overview of the project status, options, and working timelines included in the packet. As part of his overview, he notes that he recently spoke with Stantec representatives who said they have STEP knowledgeable engineers and capacity to perform an engineering review of the proposed STEP collection system.

President Fayram requests a Board item regarding use of Stantec to evaluate STEP solutions. He requests that Stantec provide a summary of their qualifications on evaluating and engineering STEP solutions. He proposes that the District could use funding left over from the Stantec 30% Design effort. Directors Nelson and Palmer concur with his suggestion. President Fayram notes he would want Stantec to use the same Zones used for the 30% Design effort for gravity-fed collection.

Vice-President Ross requests that the District consider the STEP options of both the reuse of existing septic tanks along with installing new tanks. Director Nelson responds that you are generally better off just replacing tanks. President Fayram suggests the Board asks EHS/RWQCB when they are here in November. Director Palmer notes that there should be technical requirements that can be used to determine what existing systems might be possible for reuse.

Director Arme asks what happens if the results from the monitoring well come back different from prior studies.

District Engineer Pike confirms that he should have the draft report for the WRF P grant in a week or two.

6. ADMINISTRATIVE AGENDA

All matters listed hereunder constitute a 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.

A. APPROVAL OF MEETING MINUTES

Regular Meeting Minutes of September 14, 2022.

President Fayram opens the floor to public comment. (no comments received)

Motion to approve the Meeting Minutes.

Motion By: Director Palmer, Second: Director Arme

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AYES: Vice-President Ross, Director Palmer, Director Nelson, Director Arme

NOES: None

ABSTAIN: President Fayram

B. REVIEW AND APPROVE PAYMENT OF INVOICES RECEIVED BY SEPTEMBER 30, 2022.

Note that invoices are usually reviewed by the Finance Committee prior to being placed on the agenda. However, given the timing of the Finance Committee and Regular Board meetings in October, the invoices are included in the agenda, but not yet recommended for approval by the Finance Committee.

No.	Invoice Date	Invoice #	Provider	Amount
1.	September 9, 2022	815121	Aleshire & Wynder – Legal Services August	\$ 860.00
2.	September 23, 2022	1981736	Stantec – 30% Design / Loading Study	\$ 5,948.00
3.	September 29, 2022	292283	NV5 – Assessment Engineering Services	\$ 12,225.00
4.	September 30, 2022	220930	Savage – GM Services	\$ 4050.00

President Fayram opens the floor to public comment.

Kathryn Rohrer speaks.

Motion to approve the invoices as presented.

Motion By: Vice-President Ross, **Second:** Director Arme

AYES: President Fayram, Vice-President Ross, Director Palmer, Director Arme

NOES: None

ABSTAIN: Director Nelson

7. BUSINESS ITEMS

A. CONSIDERATION OF A CONTRACT WITH PADRE ASSOCIATES, INC. FOR ENVIRONMENTAL SERVICES

Proposals from Stantec, Rincon, and Padre were reviewed by an ad hoc committee appointed by President Fayram in May 2022. The ad hoc committee consisted of President Fayram, Vice-President Ross, and General Manager Savage. Following review of the proposals a decision was made to recommend Padre Associates, Inc. as the District's Environmental Services Consultant to the full Board. Padre Associates, Inc. estimates the Environmental Impact Review process to cost \$109,880 (2021 billing schedule). The actual costs will be based on tasks assigned by the General Manager following direction from your Board. The District's FY 2022-23 budget contains \$50,000 for Environmental Services. Authority is being sought for the President and/or General Manager to sign a District Counsel approved contract with Padre Associates, Inc. for Environmental Services in an amount not-to-exceed \$109,880.

General Manager Savage responds to questions from the Board. President Fayram asks about the contract and usage. Director Nelson asks about timing of contract and requests that the contract be tweaked to include options for STEP. Director Palmer notes additional concerns about presupposition about gravity-fed versus alternatives under consideration. Asks that costs by phase of the project (strictly hourly rate, draft EIR, public comment, completed EIR, and so on) be included in the final contract.

Vice-President Ross comments that this is essentially an agreement to have them do work for us. This is not authorizing any particular work projects or efforts.

President Fayram opens the floor to public comment.

Michelle de Werd, Mark Herthel, and Paul Rohrer speak.

Motion to table the item and bring it back. Direction is given to the General Manager to rework the contract keeping in mind the comments made by the Board and public.

Motion By: Director Nelson, **Second:** Director Arme

AYES: President Fayram, Vice-President Ross, Director Palmer, Director Nelson, Director Arme

NOES: None

ABSTAIN: None

B. CONSIDERATION OF A CONTRACT WITH BC2 FOR GROUNDWATER MONITORING WELL DRILLING SERVICES

The District's hydrogeological consultant GSI, recommends that the District directly contract with BC2 for groundwater monitoring well drillings services. GSI will still oversee the installation of the well. The General Manager sought bids from two other drilling firms. The BC2 quote is consistent with the other bids provided. The District's FY 2022-23 budget contains \$50,000 for groundwater well drilling and monitoring activities. Authority is

being sought for the President and/or General Manager to sign a District Counsel approved contract with BC2 for well drilling services in an amount not-to-exceed \$23,715.

Discussion ensues about where the new well would be placed and/or if a second well could be drilled. General Manager Savage suggests that in alignment with the Groundwater Monitoring Plan, a well somewhere on the west of the District, just south of Highway 154 would be appropriate.

President Fayram opens the floor to public comment.

Paul Rohrer and Mark Herthel speak. As part of his comments, Mark Herthel offers Lavinia Campbell park as a possible location for a well.

President Fayram notes that he would think that if we can fit it within the \$50,000 budget we should do two wells. Director Arme notes his support for a second well and suggests that we should be able to get the work done for around \$35k. Director Nelson concurs with the multiple wells approach. Director Palmer supports getting as many wells drilled as possible. Vice-President Ross adds commentary about the LAMP, nitrate levels, and water aquifers. Santa Ynez River Water Conservation District General Manager Paeter Garcia provides general response regarding well depth to questions from President Fayram, stating that SYRWCD wells near Los Olivos are more than 1,000 feet deep. Counsel Trindle responds to questions about proper formation of a motion and whether or not additional wells and costs can be added to such a motion.

Motion to delegate authority to General Manager to execute a contract with BC2 for the purpose of drilling two groundwater monitoring wells, pending approval of contract form by Counsel, in an amount not-to-exceed \$50,000.

Motion By: Director Nelson, Second: Director Arme

AYES: President Fayram, Vice-President Ross, Director Palmer, Director Nelson, Director Arme

NOES: None

ABSTAIN: None

B. GENERAL MANAGER'S SIX-MONTH REPORT

The General Manager, Guy Savage, was hired effective April 1, 2022. As he has now been supporting the District for six months, he will provide an overview and recommendations on items he has noticed while serving in his role.

General Manager Savage walks through the presentation included in the agenda packet. As part of his commentary, he notes that he has been contacted by St. Mark's Church about a possible need for Stacy Hall on Wednesday evenings. President Fayram speaks to reasons to stick with Wednesday meetings. Director Nelson adds that he is looking at the possible use of the Los Olivos Grange Hall.

Director Palmer comments on the outreach components of the presentation, agrees regular office hours (aka Coffee Klatch) makes some sense. Requests that General Manager Savage provide a "specific recommendation" regarding engagement in social media.

President Fayram opens the floor to public comment.

Kathryn Rohrer and Mark Herthel speak.

8. ADJOURNMENT

Motion to adjourn at 8:19PM.

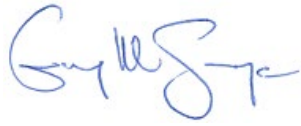
Motion By: Director Nelson, Second: Director Palmer

AYES: President Fayram, Vice-President Ross, Director Palmer, Director Nelson, Director Arme

NOES: None

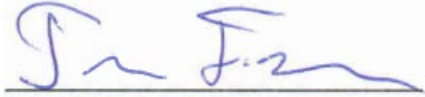
ABSTAIN: None

Respectfully submitted:



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

Approved:



Tom Fayram,
President