

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



**LOS OLIVOS COMMUNITY SERVICES DISTRICT
REGULAR MEETING**

Posted: 2-25-2024

February 28, 2024, 6PM (PST)

Los Olivos Grange Hall

2374 Alamo Pintado 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/86135156557?pwd=4sl90bmVH88b51RlbLhlyUaGD52CFf.1>

By Phone:

Meeting ID: 861 3515 6557 Passcode: 157483

One tap mobile: +16699006833,,86135156557#,,,,*157483# US (San Jose)

The Los Olivos Community Services District (LOCSD) is committed to ensuring equal access to meetings. In compliance with the American Disabilities Act (ADA), if you need special assistance to participate in the meeting or need this agenda provided in a disability-related alternative format, please call 805.500.4098 or email to losolivoscscsd@gmail.com. Agendas and meeting packets are generally available to the public at the Los Olivos Post Office - 2880 Grand Avenue. Any public records, which are distributed less than 72 hours prior to this meeting to all, or a majority of all, of the District's Board members in connection with any agenda item (other than closed sessions) will be available for public inspection at the time of such distribution at a location to be determined in Los Olivos, California 93441.

MEETING AGENDA

1. CALL TO ORDER

President Kennedy calls the meeting to order at approximately: 6:05 PM

2. ROLL CALL

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

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 Board of Directors 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 Kennedy opens the floor to public comment.

No requests to 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 no public comment will be received.

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

losolivoscscsd@gmail.com, www.losolivoscscsd.com

5. GENERAL MANAGER’S DISTRICT STATUS REPORT

No report and no action taken.

ADMINISTRATIVE ACTION 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 Consent Agenda will be read only on the request of a member of the Board, in which event the matter may be removed from the Consent Agenda and considered as a separate item. Public may comment on any of the items prior to the vote being taken by the Board.

6. CONSENT AGENDA

A. APPROVAL OF MEETING MINUTES

Meeting minutes of January 10, 2024.

B. APPROVAL PAYMENT OF INVOICES RECEIVED ON OR BEFORE FEBRUARY 1, 2024.

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

No.	Invoice Date	Invoice #	Provider	Amount
1	1/11/2024	83365	Aleshire & Wynder – Legal Services	\$ 1,122.00
2	1/22/2024	N55777	County of Santa Barbara – Encroachment Permits (Grant Reimbursable)	\$ 926.00
3	1/24/2024	85320	MNS Engineering – Engineering and Support Srvcs. (Portions Grant Reimbursable)	\$ 3,242.50
4	2/1/2024	20241	Savage – General Manager Services (Portions Grant Reimbursable)	\$ 8,670.89

Project	Vendor	To Date (inc. above)	Remaining Authorization
Audit (pre 2022-23)	Moss, Levy & Hartzheim, LLP	\$ 2,780.00	\$ 4,995.00
30% Hybrid Design	REGEN, LLC.	\$ 25,306.59	\$ 49,693.41
Groundwater Wells	Various	\$ 9,209.20	\$ 112,235.80

President Kennedy opens the floor to public comment.

No requests to speak.

Motion to approve the consent agenda.

Motion by: Vice President Palmer; Second: Director Fayram

Voice vote: 5-0

BUSINESS ITEMS:

7. CONSIDERATION OF REGEN 30% ENGINEERING DESIGN HYBRID COLLECTION CONTRACT – 15% PROGRESS POINT

The Board will receive an update from REGEN and the Technical Subcommittee related to the progress of the engineering design on a hybrid collection system. The hybrid collection system was originally developed by the LOCS D Technical Subcommittee and used as a basis for the REGEN contract. Staff and/or the Technical Subcommittee have met with REGEN on a monthly (minimum) basis since the contract was signed. As noted in the original 30% engineering design contract (see below), REGEN is returning at the “15% Design” point which marks the roughly halfway point in the engineering design and costing effort. REGEN and staff will be seeking direction on which option(s) to develop to the full 30% design level. The final 30% design of a hybrid collection system is anticipated to be presented at the April 2024 Regular Board meeting. Any issues raised by the contract will also be discussed. See the October 16, 2023 Regular Meeting agenda for the LOCS D Board of Directors, starting on page 74, for more details on the contract:

<https://www.losolivoscsd.com/files/211066245/2023-10-16+Packet+Los+Olivos+CSD+Regular+Meeting.pdf>

Note: The Technical Subcommittee will be meeting with REGEN on 2/26/2024 to discuss the “15% Design” – which is after the posting of this agenda. Consequently, an addendum will likely be published subsequent to the Technical Subcommittee meeting and prior to this meeting being held.

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

losolivoscsd@gmail.com, www.losolivoscsd.com

District Engineer Pike introduces Mr. Tristian Bounds from Regen. Unfortunately, Mr. Bounds was unable to share his screen and had to manually show slides. Mr. Bounds notes that Regen is essentially halfway through the analysis, design, and costing per contract. He briefly describes gravity fed collection, effluent collection, and advanced onsite. He then walks through the four options he developed. He then covers the flows and concentrations that are to be considered per the designs. Mr. Bounds then covers costs as he has calculated them at this point and the impact on the Basis of Design. He notes that he included costs for laterals/service lines (connection from the home to the main sewer lines). Lastly, Mr. Bounds walks the audience through “key factors” that he has identified so far in his research. For example, he notes that prior 30% design efforts may have been overly conservative.; that advanced onsite may not be acceptable to the County and Central Coast Regional Water Quality Control Board; and setbacks may not be sufficient for all lots.

President Kennedy opens the floor to public comment.

Sam Marmorstein, Mark Herthel, Thomas Nelson, Anne Marie Gott, and Mike Brady speak.

The Board of Directors discusses the report, echoing issues identified by Regen and the public. Additional issues such as on-going costs (maintenance and operations) need to be considered are raised by Director Stormo. As part of its discussion, the Board engages in conversation with Mr. Bounds regarding Options C and D, setbacks, and advanced onsite systems. Director Parks starts a conversation about the use of an effluent solution in a commercial application, such as a restaurant, and the regularity of pumping. Mr. Bounds responds that a restaurant might need to be pumped every 6 months, residential applications tend to require pumping beginning around year 5. The Board discusses collection impacts should the District choose to connect to the City of Solvang’s infrastructure. The Board asks Mr. Bounds about timing of a final report. He responds that he will need approximately two months to complete the contract once clarity is received regarding the use of advanced onsite.

Motion to direct Regen to continue the 30% design with Options C and D; and instruction to the General Manager to work with the Project Management to schedule a related workshop.

Motion by: Director Fayram; Second: Vice President Palmer

At the suggestion from Counsel O’Neill, President Kennedy reopens the floor to public comment.

Mark Herthel, Thomas Nelson, and Anne Marie Gott speak.

Voice vote: 5-0

8. UPDATE ON THE INSTALLATION OF THREE NEW GROUNDWATER MONITORING WELLS AND TESTING OF THE THREE NEW WELLS, PLUS TESTING OF TWO EXISTING WELLS

The LOCSO successfully applied for grant funds to install three new groundwater monitoring wells and test the three new wells plus two existing groundwater monitoring wells. Staff will provide an update on the progress of the effort. The initial well drilling was completed in early February. Final well development of the three new wells and sampling of all five wells was completed in mid-February. Samples were sent for testing and results are expected in March or April. Staff has informed the County of Santa Barbara, Public Works about the additional wells and provided well data to them.

DE Pike briefly walks through the history of groundwater monitoring wells.

President Kennedy opens the floor to public comment.

Karen Steinwachs speaks.

9. CONSIDERATION OF A CONTRACT WITH MOSS, LEVY, AND HARTZHEIM, LLP. TO PERFORM INDEPENDANT AUDITOR SERVICES IN AN AMOUNT NOT TO EXCEED \$2,900 (TWO THOUSAND, NINE HUNDRED DOLLARS)

The Board will consider the attached contract from Moss, Levy, & Hartzheim, LLP (MLP) to perform Fiscal Year (FY) 2022-23 Independent Auditor services. MLP has provided similar services for all prior LOCSO FY audits. The contract is structured as not to exceed amount of \$2,900 (two thousand, nine hundred dollars).

DE Pike briefly introduces the item.

President Kennedy opens the floor to public comment.

There were no requests to speak.

Motion to approve the contract with Moss, Levy, and Hartzheim.

Motion by: Vice President Palmer; Second: Director Fayram

Roll Call vote: 5-0

10. CONSIDERATION OF UPCOMING ACTIVITIES AND 2024 LOCSD CALENDAR

The Board will consider and discuss upcoming activities for calendar year 2024. The Project Management Subcommittee will meet on 2/26/2024 (after this agenda will be posted) and is expected to have specific recommendations regarding scheduling of activities.

Vice President Palmer notes that the Project Management Subcommittee did meet, but no actionable recommendations are being made given the discussion about Regen and the City of Solvang treatment. President Kennedy notes that she will ensure that conversations with Los Olivos Elementary School and Mattei's Tavern occur.

President Kennedy opens the floor to public comment.

There were no requests to speak.

11. CONSIDERATION OF DONATIONS FOR PUBLIC ANNOUNCEMENT (PA) SYSTEM EQUIPMENT IN THE AMOUNT OF \$500 (FIVE HUNDRED DOLLARS) AND \$330.22 (THREE HUNDRED THIRTY DOLLARS AND TWENTY-TWO CENTS) IN THE COMBINED TOTAL AMOUNT OF \$830.22 (EIGHT HUNDRED THIRTY DOLLARS AND TWENTY-TWO CENTS)

The Board will consider two separate donations in the total amount of \$830.22 (eight hundred thirty dollars and twenty-two cents) for the purchase of a public announcement (PA) system (see attached email and staff report).

DE Pike provides some general information on the proposed donations. He reads, aloud, portions of the staff report that was included in the agenda packet.

President Kennedy opens the floor to public comment.

Anna Marie Gott and Thomas Nelson speak.

The Board of Directors discusses PA systems, location of meetings, and acoustics of different locations. Direction is given to the General Manager to research systems that provide both amplification as well as address difficulties experienced by those attending via Zoom.

Motion to respectively decline the donations and direct the General Manager to find a solution based on the location of future meetings.

Motion by: Director Fayram; Second: Director Parks

Voice vote: 5-0

INFORMATIONAL ITEMS:

These items are informational only, no action will be taken, and no public comment will be received.

12. REPORTS

A. SUBCOMMITTEE REPORTS

Finance Subcommittee (President Kennedy Chair)

President Kennedy comments that the Subcommittee met and the work product is in packet tonight.

Grants Subcommittee (President Kennedy Chair)

President Kennedy comments that the Subcommittee did not meet. However, there are outstanding items that still need to be addressed.

Project Management Subcommittee (Director Palmer Chair)

Vice President Palmer comments that the Subcommittee met as discussed earlier in the meeting.

Technical Subcommittee (Director Fayram Chair)

Director Fayram comments that the Subcommittee met several times.

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.

None

Notable upcoming meeting items:

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

losolivoscsd@gmail.com, www.losolivoscsd.com

April – REGEN 30% deliverable final presentation
April – Fiscal Year (FY) 2024-25 Budget and Strategic Planning, GM's Annual Report
May – FY 2024-25 Budget Workshop
July/June – FY 2024-25 Budget Hearing, Gann Limit, Tax Assessment Authorization

13. 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.

Director Fayram – Notes he was asked to attend a meeting recognizing Assemblyman Hart. He adds that he will be introducing the Assemblyman.

President Kennedy - None

Vice President Palmer - None

Director Parks - None

B

Director Stormo - None

14. ADJOURNMENT

Motion to adjourn the meeting at 7:47 PM.

Motion by: Vice President Palmer; Second: Director Fayram

Voice vote: 5-0

Respectfully submitted:



Guy W. Savage

General Manager – Los Olivos Community Services District

Approved:

President Julie Kennedy