

**Los Osos Community Services District – Board of Directors  
Minutes of the Regular Meeting of May 2, 2024**

AGENDA ITEM	DISCUSSION OR ACTION
<p><b>1. CALL TO ORDER FLAG SALUTE ROLL CALL</b></p>	<p>President Ochylski called the meeting to order at 5:01 p.m.</p> <p>Roll Call:            Chuck Cesena, Director – Present            Matthew Fourcroy, Director – Absent            Troy Gatchell, Director – Present – Arrived at 5:10 p.m.            Christine Womack, Vice President – Absent            Marshall Ochylski, President – Present</p> <p>The following Staff was present:            Ron Munds, General Manager            Daniel Chung, Legal Counsel            Laura Durban, Administrative Services Manager            Margaret Falkner, Utilities Systems Manager</p>
<p><b>2. ANNOUNCEMENT OF CLOSED SESSION ITEMS</b></p> <p><b>A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION</b></p>	<p>President Ochylski announced closed session Pursuant to paragraph (4) of Subdivision (d) of Section 54956.9: (One Matter).</p> <p>Public Comment - None</p>
<p><b>3. ADJOURN TO CLOSED SESSION</b></p>	<p>President Ochylski Adjourned to Closed Session at 5:03 p.m.</p>
<p><b>4. RECONVENE TO OPEN SESSION- 6:00 PM</b></p>	<p>President Ochylski called the meeting to order at 6:00 p.m.</p>
<p><b>5. REPORT OUT OF CLOSED SESSION</b></p>	<p>President Ochylski reported there was no reportable action.</p>
<p><b>8. ADMINISTRATIVE AND COMMITTEE REPORTS</b></p> <p><b>A. Fire Department Report</b></p> <p><b>B. Sheriff Department Report</b></p> <p><b>C. California Highway Patrol Report</b></p> <p><b>D. Utilities Department Report</b></p> <p><b>E. General Manager Report</b></p> <p><b>F. Los Osos/Baywood Park Chamber of Commerce Report</b></p> <p><b>G. Los Osos Community Advisory Council (LOCAC) Report</b></p> <p><b>H. Parks and Recreation Committee Meeting Report</b></p> <p><b>I. Utilities Advisory Committee Meeting Report</b></p> <p><b>J. Finance Advisory Committee Meeting Report</b></p>	<p>President Ochylski moved Agenda Item 8 up to be the first item discussed.</p> <p>Written Report</p> <p>Commander Stuart MacDonald reported the following revised statistics for April 2024: 3 assaults and batteries, 22 disturbances, 2 burglaries, 12 thefts, 0 vandalisms, 0 mail thefts, 0 phone scams, 18 suspicious circumstances, 28 enforcement stops, and 48 preventative patrols.</p> <p>No Report</p> <p>General Manager Munds commented that PFAS testing has shown no PFAS in district wells, and testing will occur every 6 months.</p> <p>General Manager Munds provided updates on the HCP implementation, weed abatement inspections, and the FEMA resubmittal. In addition, the district's response to the basin disaster won first place for outstanding emergency response from the local Association of American Civil Engineers.</p> <p>President Ochylski commented on the annual dinner and awards banquet set for Saturday, May 11, 2024.</p> <p>Written Report</p> <p>No Report</p> <p>Director Cesena reported discussions were about budgetary concerns and aggressive capital improvement projects.</p> <p>Director Womack reported that it was recommended that the warrant register be approved as well as the financial reports to be received and filed, and that there were discussions concerning being aggressive in completing projects.</p>

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<p><b>K. Emergency Services Advisory Committee Meeting Report</b></p> <p><b>L. Basin Management Committee Meeting Report</b></p> <p><b>M. Directors' Announcements of District and Community Interest and Reports on Attendance at Public Meetings, Training Programs, Conferences, and Seminars</b></p> <p><b>N. Response to Previously Asked Questions</b></p>	<p>No Report</p> <p>General Manager Munds commented that the BMC meeting in April was canceled and the annual Groundwater Monitoring Draft Report is now available.</p> <p>General Manager Munds reported that he, Vice President Womack, and Director Cesena attended the CSDA Chapter's quarterly meeting, which discussed increasing membership and participation.</p> <p>None</p> <p>Public Comment – None</p>
<p><b>6. GENERAL ACTION ITEMS</b></p> <p><b>A. Fiscal Year 2024-2025 Preliminary Budget Review</b></p>	<p>General Manager Munds presented a summary of the preliminary 2024–2025 fiscal year budget for each fund, as well as the Zone A property tax allocations.</p> <p>The Board discussed Zone A property tax allocation options, as well as the Advisory Committees' recommendations.</p> <p>Public Comment for Fund 100 – None</p> <p>Public Comment for Fund 200 and 400 – None</p> <p>The Board discussed the Vehicle Sinking Fund during Fund 301.</p> <p>Public Comment for Fund 301 – None</p> <p>Public Comment for Fund 500 – None</p> <p>Public Comment for Fund 600 – None</p> <p>Public Comment for Fund 650 – Richard Margetson inquired if the net revenue will go into one of the reserves for Solid Waste.</p> <p>General Manager Munds responded that the reserve policy is dated and will be updated, and when updated that will provide the guidance as it comes up.</p> <p>Public Comment for Fund 800 – None</p> <p>Public Comment for Fund 900 – None</p> <p>The Board discussed the Zone A property tax, with Directors Gatchell and Cesena supporting Option 2.</p> <p>Public Comment – Richard Margetson commented on the Zone A property tax distribution, reserves, and surpluses.</p> <p><b>A motion was made by Vice President Womack that the Board go with Option 2 regarding the allocation of the Zone A Property Tax. The motion was seconded by Director Cesena and carried with unanimous consent.</b></p> <p>The Board set the date for the Public Hearing on the Fiscal Year 2024-2025 Budget for June 6, 2024, with no objections.</p>
<p><b>B. Proposed Amendments to the County of San Luis Obispo Growth Management Ordinance for Los Osos</b></p>	<p>General Manager Munds presented and provided background, implementation strategies, and the next steps.</p> <p>Director Cesena commented on needing more time to review, adhering to Title 19's implementation steps, and the chances of hitting the 1% growth rate.</p>

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	<p>General Manager Munds responded that this year will not reach 1% growth rate based on the metrics and HCP factors.</p> <p>Public Comment – Richard Margetson commented that there is not much time to review. He inquired about the verification process, application of the 1% growth rate, and how long the hydrologist has worked with the Coastal Commission.</p> <p>Director Gatchell inquired about the types of structures planned and the application of the 1% growth rate.</p> <p>General Manager Munds commented that the 1% growth rate applies to vacant lots; finding retrofits will be difficult; purveyors have concerns about verification processes; and there should be no added water use.</p> <p>Director Cesena commented on low-income housing, the need to clarify the 1% growth rate and he joint agency letter.</p> <p>General Manager Munds commented on options for handling the joint agency letter and what language to include.</p> <p>Public Comment – Richard Margetson commented to add to the motion: with the understanding that General Manager Munds take into account comments made by the Board and not just what is in the initial Staff Report.</p> <p><b>A motion was made by Vice President Womack:</b></p> <ol style="list-style-type: none"> <li><b>1. That the Board conceptually support the proposed changes to the County of San Luis Obispo’s Growth Management Ordinance as it relates to Los Osos; and</b></li> <li><b>2. Authorize the Board President to sign either as an individual agency or a joint agency letter of support to the County.</b></li> <li><b>3. With the understanding that General Manager Munds take into account comments made by the Board and not just what is in the initial Staff Report.</b></li> </ol> <p><b>The motion was seconded by Director Gatchell and carried with a 3-0-1 vote with Director Cesena abstaining.</b></p>
<b>7. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA</b>	<p>Richard Margetson commented that the SLO Noor Mobile Clinic had a great day in the Community Center parking lot today and will be returning once a month.</p> <p>Andrea Lueker - commented that the React Alliance 501(C3) Organization encourages reviewing a report on the California Coastal Commission website for the May 10, 2024 meeting, Agenda item 7, regarding a permit for Atlas Wind to conduct extensive site surveys.</p> <p>Administrative Services Manager, Durban, read written comment from Andrea Peck – commented on installing a drainage system in her neighborhood on 10<sup>th</sup> Street to stop the chronic and severe flooding problems when it rains.</p> <p>General Manager Munds responded that the CSD is not responsible and is in a dispute with the County.</p>
<b>9. PUBLIC COMMENT FOR ITEMS ON THE ADMINISTRATIVE AND COMMITTEE REPORTS AND THE CONSENT AGENDA</b>	Public Comment - None
<b>10. CONSENT AGENDA</b> <b>A. Receive Administrative, Committee Reports, and Approved Committee Minutes</b> <b>B. Approve Meetings Minutes of April 4, 2024</b>	<p>Public Comment - None</p> <p><b>A motion was made by Director Cesena that the Board receive and file the presented Administrative, Committee Reports and Approved Committee Minutes The motion was seconded by Vice President Womack and carried with unanimous consent.</b></p>

<b>AGENDA ITEM</b>	<b>DISCUSSION OR ACTION</b>
<p><b>C. Approve Warrant Register for April 2024</b></p> <p><b>D. Receive Financial Report for Period Ending March 31, 2024</b></p> <p><b>E. Approve the Implementation of the Consumer Price Index (CPI) Increase to the Fire Special Tax for Fiscal Year 2024/2025</b></p> <p><b>F. Receive and File Quarterly Investment Report for Q1 2024</b></p> <p><b>G. Authorize the Board President to Sign Certificates of Appreciation to the Recipients of the Los Osos Chamber of Commerce 2023 Citizen and Business Awardees</b></p>	
<b>11. DISCUSSION OF PULLED CONSENT ITEMS</b>	None
<b>12. FUTURE AGENDA ITEMS</b>	None
<b>13. CLOSING BOARD COMMENTS</b>	<p>Director Cesena thanked General Manager Munds for his hard work with the County.</p> <p>President Ochylski commented on the Chamber of Commerce awards dinner on May 11, 2024.</p>
<b>14. ADJOURNMENT</b>	The meeting was adjourned at 7:41 p.m.