

CAYUCOS SANITARY DISTRICT
200 Ash Avenue
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805-995-3290

GOVERNING BOARD
R. B. Enns, President
N. Raimondo, Vice-President
H. Fones, Director
R. H. McHale, Director
S. Lyon, Director

MINUTES
SPECIAL BOARD MEETING
APRIL 2, 2008, 5:00 P.M.

1. ESTABLISH QUORUM AND CALL TO ORDER

President Enns called the meeting to order Wednesday, April 2, 2008, at 5:00 p.m.

Board members present: President Enns, Vice-President Raimondo, Director Fones and Director Lyon, with Director McHale arriving at 5:20 p.m.

Staff present: District Manager Callahan

Visitors present: Mike Donovan (contractor) and Architect Jon McAlpin (Omni Design Group, Inc)

2. PUBLIC COMMENTS

Mr. Donovan thanked the Sanitary District for holding this special meeting.

3. CONSIDERATION TO APPROVE A CONDITIONAL WILL-SERVE FOR ONE MIXED USE PROJECT LOCATED AT 98 NORTH OCEAN AVENUE, APN 064-114-007, LOT 10, BLOCK 2

Director McHale excused himself, citing conflict of interest on the basis that Robin Martella, property owner of 98 N. Ocean Ave., is a personal friend.

Manager Callahan's written report was received. Discussion took place regarding the nature of the business to be located at 96 N. Ocean Avenue. Director Lyon inquired about the area assigned as "attic space" on the plans and if there were plans to expand into this area. Contractor Mike Donovan (representing the property owner, Robin Martella) stated that this was not allowed by the County. Director Fones inquired about how many businesses are planned for this location. Donovan was unsure; however, his assumption was that there was only one retail business planned for the location. Director Raimondo inquired about how this business would be assessed and charged for the use of the sewer system. Manager Callahan explained that commercial applications such as this are assigned a billing rate based on an engineered template previously adopted by the District.

MOTION: First by Fones with second by Lyon for approval of a Conditional Will-Serve for the project at 98 North Ocean Avenue.

VOTE: 4-0 (with McHale abstaining)

4. CONSIDERATION TO APPROVE PROPOSAL FOR A REVISED SCOPE OF WORK FOR ARCHITECTURAL AND CIVIL ENGINEERING DESIGN SERVICES FROM OMNI DESIGN GROUP

Director McHale excused himself, citing conflict of interest on the basis that he lives within 500 feet of the proposed construction site.

President Enns began speaking about this topic, referring to the current situation that O&M staff are facing in light of the fact that they do not have a shop. He suggested the District change the direction it is currently headed in regard to the shop/office remodel and consider a phased approach in order to expedite the shop development process and possibly eliminate the need for a Minor Use Permit. Enns suggested concentrating on an O&M shop and then potentially phasing in the conference room and office remodel at a later date.

Director Lyon stated that she supports the phased approach and suggested that in the future the Board should attempt to make a better effort to provide better feedback to staff and consultants on these types of projects in an effort to save time and eliminate confusion.

Architect Jon McAlpin (Omni Design Group, Inc.) clarified for the Board when a Minor Use Permit (MUP) is needed, and indicated that this new phased approach has the potential to streamline and shorten the timeline for the project to be completed. He presented a preliminary floor plan for Board members to review and consider for presentation to County Planners to receive their input and direction.

Vice-President Raimondo inquired if the other Board members thought we in fact need a 2nd story conference room above the proposed shop. He also asked about the need for any new parking with this passed approach. Mr. McAlpin explained that the first phase would only require an area for employee parking.

MOTION: First by Fones with second by Lyon to proceed with the Phase 1 concept with the County and to get their feedback.

VOTE: 4-0 (with McHale abstaining)

5. ADJOURNMENT

The meeting adjourned at 6:05 p.m.

Minutes recorded by:


Bill Callahan