



Oceano Community Services District

Summary Minutes

Regular Meeting Wednesday, January 24, 2024 – 6:00 P.M.

Location: OCSD BOARD ROOM

1. **CALL TO ORDER:** Called at approximately 6:03 p.m. by President Varni
2. **ROLL CALL:** Board members present: President Varni, Vice President Joyce-Suneson, Director Villa, Director Austin, and Director Gibson
Staff present: Paavo Ogren, Interim General Manager, Carey Casciola, Business & Accounting Manager; and Robert Schultz, Legal Counsel
3. **FLAG SALUTE:** Led by President Varni
4. **AGENDA REVIEW:** Amended Agenda Item 7A
5. **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA:**

Mark McGuire	In support of the Oceano Dunes, airport, and the Code of Civility
Julie Tacker	Requested the report out of the Special Meeting closed session items

14. **REPORT ON CLOSED SESSION ITEMS FROM THE SPECIAL MEETING OF JANUARY 24, 2024:**
 - a. Conference with Real Property Negotiator (Gov. Code §54956.8) It is the intention of the Board to meet in closed session to have a conference with its Real Property Negotiators concerning the following: Property Descriptions: APN 062-271-023:024; 062-051-021; 022, 062-271-006, 062-271-026, 062-271-001; 003; 027, and 062-261-022; 080. Agency Negotiators: Oceano Community Services District, Paavo Ogren. Parties with whom Negotiating: County of San Luis Obispo. Instructions to County Negotiator: Price, Terms, and Conditions.
 - b. PUBLIC EMPLOYMENT pursuant to Gov. Code Sec. 54957(b)(1) -- Title: General Manager
 - c. PUBLIC EMPLOYMENT pursuant to Gov. Code Sec. 54957(b)(1) -- Title: District Legal Counsel

No reportable actions were taken on 14A-C.

6. SPECIAL PRESENTATIONS & REPORTS

A. STAFF REPORTS:

- i. **Sheriff's South Station** – Commander Ian Doughty
Reported on concerns regarding the Oceano Community Center.
- ii. **Five Cities Fire Authority** – FCFA Staff – Absent
- iii. **Operations** - Utility Systems Manager - Tony Marraccino
Lopez 96.9% full (49,859 AF)
Completed weekly & monthly samples, equipment runs, meter reads, re-reads, leak notifications, comment codes, meter replacements
8 work orders / 7 USAs / 7 customer service calls
Replaced half of the necessary piping and valves in preparation for the water tank rehab project
Recycled scrap metal, concrete and asphalt
Continuing with trash clean up and cleared a large area of illegal dumping behind the former Oceano Card Room
Replaced a 4" meter
Replaced a water service line on Air Park Drive
- iv. **OCSD Interim General Manager** – Paavo Ogren
Reviewed the Oceano Resources flyer; GM recruitment presentation; Halcyon/Kenmar Gardens update; and the water storage tank rehabilitation project update.

C. BOARD OF DIRECTORS AND OUTSIDE COMMITTEE REPORTS:

- i. **President Varni** – None
- ii. **Vice President Joyce-Suneson** – None
- iii. **Director Austin** – Reported on the 01/17/2024 SSLOCSD meeting
- iv. **Director Gibson** – None
- v. **Director Villa** – Reported on the 01/18/2024 LAFCo meeting

PUBLIC COMMENT ON SPECIAL PRESENTATIONS AND REPORTS:

Julie Tacker	Asked clarifying questions regarding several reports and updates.
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7. CONSENT AGENDA:	ACTION:
<ul style="list-style-type: none"> a) Review the of Minutes for the Special Meeting held on January 10, 2024 b) Review of Cash Disbursements c) Approval of a contract appointing The JAM Law Group as special District Legal Counsel and authorize the President to execute 	<p>After an opportunity for public comment and board and staff discussion, a motion was made by Director Austin to approve the consent agenda items, including the amendment to agenda item 7A, with a second from Director Villa and a 5-0 roll call vote.</p> <p>Public Comment: None</p>

8A. BUSINESS ITEMS:	ACTION:
<p>Discussion and consideration of efforts to recruit a permanent General Manager with Board direction as deemed appropriate including direction on a revised salary schedule for the position.</p>	<p>After a presentation by staff, opportunity for public comment, Board and staff discussion the Board gave informal direction to perform the GM recruitment in-house, to bring back a brochure and a resolution to amend the salary schedule at a future meeting.</p> <p>Public Comment: Julie Tacker – In support of an in-house recruitment process. In support of a lower salary schedule. April Dury – In support of a lower salary and a revised salary survey.</p>

8B. BUSINESS ITEMS:	ACTION:
<p>Discussion and consideration of efforts undertaken by the Oceano Parks and Recreation Committee (OPARC) with Board direction as deemed appropriate on the following subject matters:</p> <ul style="list-style-type: none"> 1. A track for the Oceano Elementary School 2. Funding of recreational efforts from donations via a non-profit, including consideration of a 501(C)(3) tax-exempt organization. 3. Improvements along Highway One and the railroad overpass between 4th Street and Pershing Drive. 4. Review of OPARC Minutes. 	<p>After an opportunity for public comment, Board and staff discussion no action was taken by the Board.</p> <p>Public Comment: Julie Tacker – In support of OPARC</p>

9. **HEARING ITEMS:** None
10. **RECEIVED WRITTEN COMMUNICATION:** None
11. **LATE RECEIVED WRITTEN COMMUNICATIONS:** Received written communication from President Varni
12. **FUTURE AGENDA ITEMS:** The General Manager reported on the IS MND for the District's CIP Program by Rincon and, going forward to have future agenda items listed on the agenda.
13. **FUTURE HEARING ITEMS:** None
14. **CLOSED SESSION:** None
15. **ADJOURNMENT:** Director Gibson motioned to adjourn the meeting at 8:35 p.m. with a second from Director Austin and a 5-0 roll call vote.