

**REGULAR MEETING OF THE LOCKEFORD
COMMUNITY SERVICES DISTRICT BOARD OF
DIRECTORS HELD ON December 14, 2023
AT THE OLD LOCKEFORD SCHOOL**

The Regular meeting of the Lockeford CSD was called to order at 9:00 A.M. by President Nina Chandler

BOARD MEMBERS PRESENT:

Nina Chandler, Ozzie Neal, Gary Gordon, Dennis Martin

BOARD MEMBERS ABSENT: None

APPROVAL OF MINUTES OF PREVIOUS MEETINGS:

A motion was made by Gary Gordon, seconded by Dennis Martin to accept the minutes of November 9, 2023. Ozzie Neal abstained. Motion carried.

PUBLIC COMMENT: None

ADVERTISED PUBLIC HEARING: None

OLD BUSINESS:

SGMA: Mike Henry gave an update on the status of SGMA. A Draft Well Mitigation Plan was approved by the Steering Committee, it will now go to the Authority for final approval. This plan will address the issue of overdraft in domestic wells. Mike also stated a five member committee was formed to work with the consultants on the 5 year update of the GSP. With the new DWR regulations, the plan could cost over \$1 million. LCSD's dues will go up to \$15,819.

Park: Eric gave an update on the park. He stated that Gary Gordon has someone willing to work with him, to install the pavers, at the Community Center. Nina questioned the time frame to get pavers installed. Gary replied after the rain so the soil will be easier to work with.

NEW BUSINESS:

Workshop Concerning Kautz Development and Facilities Extension Agreement Proposal: Andrew Ramos gave an update on all the work that has gone into getting the Facilities Extension Agreement together. Andrew stated when the Facilities Extension Agreement comes back to the Board, for approval, Kautz will request an exemption from the water connection moratorium. A technical report showing the Development will have a net augmentation to the groundwater basin is under review by the District's technical consultant. The preliminary analysis of the report is that it will be standard for an exemption.

Andrew then did a walkthrough of the Facilities Extension Agreement Draft, touching on key points. He stated the Developer will have to pay a deposit towards the capacity charge of 20% of the 297 EDUs. This will pay for new and existing infrastructure. The Developer will build most of the new facilities needed to serve the project and the District will do one component of the new facilities, and will be relying on the capacity fees to do that. The new facilities the Developer will construct are a new municipal groundwater well and a new sanitary sewer force main. With the Developer constructing these facilities each project will receive a credit towards the capacity charge. The District will take on the construction of the new pump station. Dennis Martin questioned if the annexation fees are current. Andrew replied that they are the 2023 fees and will need to be adjusted when the agreement gets brought back to the Board.

The Community Park was then discussed. Nina Chandler questioned why the revenue source for the park was limited for 25 years. Mike Hakeem replied that they are comfortable to change the 25 years to perpetuity and it will have a built in escalator for funding. The amenities of the park were questioned. A play structure along with swings, basketball court and lighting for the parking lot were recommended. Garry Gordon recommended Kautz negotiate with the School District to open up the tennis courts for the public. Jack Kautz stated he is open to what is best for the School and Park. Andrew stated there is a discussion to be had on the Park Facilities and it should be feasible to bring back the agreement to the next meeting.

COMMITTEE REPORTS:

Grant Committee Update: Nina stated that the rewording of the Grant has to go through the legislative process, and not expect to see the change until late next year. Eric gave an update on the park restroom. He stated that the clearance issues in the restrooms have been corrected and now everything is moving forward. Nina commented that the next Grant Committee meeting will be January 15, 2024.

DISTRICT MANAGER AND STAFF REPORTS:

A motion was made by Gary Gordon, seconded by Ozzie Neal to accept the District Managers report as presented. Motion carried unanimously.

FINANCIAL REPORT AND FISCAL ACTION ITEMS:

A motion was made by Ozzie Neal, seconded by Gary Gordon to accept the financial report, payment of bills and transfer of funds as presented for December 14, 2023. Motion carried unanimously. A copy of said warrant request is attached hereto and by this reference made a part hereof.

BOARD AND STAFF DISCUSSION:

Appointment of New Board Member to Fill Vacancy: Three interested parties consisting of: Scott Baker, Fred Fickert, and Jay McCroskey, were interviewed to fill the vacant position. Each were questioned their prior experience, history with Lockeford, and why they would like to be a Board Member. Scott Baker stated he also sits on the MAC Board. Andrew Ramos commented that Scott would be deemed to resign, from the MAC, if appointed to the CSD Board. In which Scott stated he would. A motion was made by Ozzie Neal, seconded by Gary Gordon to appoint Fred Fickert as the new Board Member. Motion carried unanimously.

Election of Officers: A brief discussion was had on the Boards desire to be an elected officer. A motion was made by Gary Gordon, seconded by Dennis Martin to nominate Nina Chandler as President and Ozzie Neal as Vice President. Motion carried unanimously.

Heather Artiaga reminded the Board that some members still need to do the ethics training. Nina commented how important it is to take the training every other year.

CLOSED SESSION: None

ADJOURN MEETING:

Meeting adjourned at 10:58 am

Eric Schmid, Secretary to the Board of Directors