



Oceano Community Services District

Summary Minutes – Special Board Meeting

Wednesday, June 25, 2025, 6:00 P.M.

OCSD BOARD ROOM

1. **CALL TO ORDER:** The meeting was called to order at approximately 6:00 p.m. by President Gibson
2. **ROLL CALL:** Board members present: Director Austin, Director Joyce-Suneson, Director Villa, Vice President Rose, and President Gibson.
Staff present: Peter Brown, General Manager; Carey Casciola, Business & Accounting Manager; and Jeff Minnery, Legal Counsel. Absent: Rob Schultz, Legal Counsel.
3. **FLAG SALUTE:** Led by Director Joyce-Suneson.
4. **AGENDA REVIEW:** Agenda accepted as presented.
5. **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA:** None
6. **SPECIAL PRESENTATIONS & REPORTS**
 - A. **STAFF REPORTS:**
 - i. **Sheriff's South Station** – Commander John McDaniel – Absent
 - ii. **Five Cities Fire Authority** – Chief Hallett – Absent
 - iii. **Operations** - Utility Systems Manager Tony Marraccino
Lopez is 89.3% full (44,196 AF) / Pumped: Lopez 42.39 AF and State 0 AF
0 SSOs for May 2025
5 Work orders / 9 USAs / 8 Customer service calls / 2 after-hours callouts
Continuing with daily rounds, weekly samples, and trash pick-ups
Posted door hangers and then lock offs for non-payment
Replaced the CL2 pump at Well 8
Weed abatement at District properties on Hwy 1 and the basin in 21st & Wilmar Ave.
Vacuumed out the lift stations wet wells
FY end inventory of the yard and all service trucks will be completed by this Friday
Continuing to move into the office modular at the yard
Spent a day and a half for operator interviews. Selected two candidates and sent offer letters.
We currently have 41 open projects that take utility and administrative staff time:
 - 18+ are ADUs and others are remodels, garages, modulars, commercial, new SFRs and new mixed use.Staff completed and submitted the required Cross-Connection Control Plan prior to the 7/1/2025 deadline and received approval from the State Water Resources Control Board on 6/24/2025. The next step is to bring an ordinance before the Board for consideration of enforcement updates at the August Board meeting.
 - iv. **General Manager** – Peter Brown
June 11th meeting the Board adopted new 5-year rates.
Capital Improvement Plans (CIPs) – we are reviewing MKNs plans and it will come to the Board for review later in the summer or early fall.
Staff meetings to finalize grant applications for 1.7 Mil gal tank rehab.
Staff is working with legal counsel regarding ownership of real properties and consolidation agreements.
Continuing to work on the Lopez Environmental Act.
Applied for and received a grant for the GM conference.
Reminder – fireworks of any kind are no longer allowed in Oceano.
Received requests for future agenda items and will bring those forward.

- B. BOARD OF DIRECTORS AND OUTSIDE COMMITTEE REPORTS:**
- i. **President Gibson** (Zone 3 and RWQCB) – reported on the 7/2/2025 SSLOCSD meeting.
 - ii. **Vice President Rose** (RWMG, State Water Contractors, and Airport Land Use) - No reports
 - iii. **Director Austin** (SSLOCSD and Zone 1/1A) – No reports
 - iv. **Director Villa** (WRAC and Finance & Budget Committee) – Reported on 6/10/2025 OPARC.
 - v. **Director Joyce-Suneson** (OPARC and CSDA) – Reported that the OBCA is in support of Charles Varni being on OPARC.

C. PUBLIC COMMENT ON SPECIAL PRESENTATIONS AND REPORTS: None

7. CONSENT AGENDA:	ACTION:
<p>A. Action: Review and Approve the Minutes for the Special Meeting held on June 11, 2025.</p> <p>B. Action: Review and Approve the Minutes for the Regular Meeting held on June 11, 2025.</p> <p>C. Information: Cash Disbursements.</p> <p>D. Action: Second reading of An Ordinance amending District Code Chapter 1.06.010 allowing the District to adopt rates and fees by resolution and waive the second reading.</p>	<p>After an opportunity for public comment and Board and staff discussion, Director Villa motioned to approve the consent agenda as presented, with a second from Vice President Rose, with a 5-0 roll call vote.</p> <p>Public Comment: None</p>

8A. HEARING ITEMS:	ACTION:
<p>Action: District Vacancies Report Pursuant to Assembly Bill 2561</p>	<p>After opening the public hearing, Carey Casciola, Business & Accounting Manager presented, followed by an opportunity for public hearing comments and a Board and staff discussion. Director Villa motioned to accept the report, with a second from Director Joyce-Suneson, resulting in a 5-0 roll call vote.</p> <p>Public Hearing Comment: None</p>

8B. HEARING ITEMS:	ACTION:
<p>Action: Hold a Public Hearing for Consideration of recommendations to adopt resolutions approving the Fiscal Year 2025-26 Preliminary Budget and the Fiscal Year 2025-26 Appropriation Limitation and to set August 13, 2024, as the date of the public hearing to consider the adoption of the 2025-26 Final Budget</p>	<p>After opening the public hearing, Carey Casciola, Business & Accounting Manager, presented, followed by an opportunity for public hearing comments and a Board and staff discussion. President Gibson motioned to approve hearing item 8B as presented, with a second from Director Austin, resulting in a 5-0 roll call vote.</p> <p>Public Hearing Comment: None</p>

8C. HEARING ITEMS:	ACTION:
<p>Action: Hold a Public Hearing for consideration of approving a resolution to collect delinquent customer accounts on the 2025-26 property tax bills</p>	<p>After opening the public hearing, Carey Casciola, Business & Accounting Manager, presented, followed by an opportunity for public hearing comments and a Board and staff discussion. President Gibson then motioned to approve the resolution, with a second from Vice President Rose, resulting in a 5-0 roll call vote.</p> <p>Public Hearing Comment: Clayton Gambriel – Commented on landlord and tenant concerns for non-payment.</p>

9A. BUSINESS ITEMS:	ACTION:
Action: Review of the Northern Cities Management Area Annual Report for 2024	After an opportunity for public comment and Board and staff discussion. This item was received and filed by the Board of Directors. Public Comment: None

9B. BUSINESS ITEMS:	ACTION:
Information: Review and file the June 30, 2024, Audited Financial Statements and Independent Auditors Report prepared by Moss, Levy and Hartzheim, LLP	After an opportunity for public comment and Board and staff discussion. This item was received and filed by the Board of Directors. Public Comment: None

10. CLOSED SESSION: None

11. RECEIVED WRITTEN COMMUNICATIONS: Received Communication from Oceano Beach Community Association.

12. FUTURE AGENDA ITEMS: OPARC Committee Member application

13. ADJOURNMENT: President Gibson adjourned the meeting at approximately 7:00PM