

**SUMMERLAND SANITARY DISTRICT**

2435 Wallace Avenue  
Regular Board of Directors Meeting  
Thursday February 14,2013 at 5:00 p.m.

**MINUTES**

THE MEETING WAS CALLED TO ORDER AT 5:02 P.M. BY PRESIDENT COLOMY.

**I. ROLL CALL**

**DIRECTORS PRESENT:** JOLENE COLOMY  
BETTY FRANKLIN  
JOHN FRANKLIN (5:03 p.m.)  
DAVID NOVIS  
MARTIN TUCKER

**ABSENT:** -

<b>ALSO PRESENT</b>	JIM McMANUS	General Manager
	MARJON SOUZA	Office Manager/ Clerk to the Board
	PAUL FRANZ	Public

**II. APPROVAL OF THE AGENDA**

Secretary B. Franklin made a motion to approve the agenda. The motion was seconded by Director Tucker and passed with five ayes.

**III. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING JANUARY 10, 2013 AND THE ORGANIZATIONAL MEETING.** Director Tucker moved to approve the minutes of the board meeting. The motion was seconded by Secretary B. Franklin and passed with five ayes.

**IV. APPROVAL OF THE MONTHLY BILLS FOR THE MONTH OF JANUARY, INCLUDING PAYROLL AND PETTY CASH** General Manager McManus answered and clarified questions the Board asked about pay out of the bills. Secretary B. Franklin moved to approve the monthly bills, including payroll and petty cash, totaling \$99,717. The motion was seconded by Director Tucker and passed with five ayes.

**V. PUBLIC COMMENT**

No public present.

**VI. OLD BUSINESS**

A. Finance Committee Report

The committee did not meet.

B. Administration, Operations & Personnel (AOP) Committee Report

A meeting will be called for completion of the manager's evaluation.

C. Ad Hoc Committee Report

The committee did not meet.

D. 108 Pierpont Avenue

General Manager McManus met with Mr. Franz at 108 Pierpont Avenue for a visual inspection. The building is currently being renovated and has no kitchen, toilets or any water usage facilities to generate waste that would impact the treatment facilities. Water is being used on the property for landscaping purposes only. The District received tentative building plans earlier this week although no tenants have signed on.

Mr. Franz's request in asking for a reduced service charge is that he is currently not using the sewer facilities and that the building is not even connected to the discharge sewer line as the plumbing from the building has been disconnected due to the renovation. He stated that he felt the charges were high considering the building is not occupied and has not been since he took over ownership. To be clear, Mr. Franz stated that he was not looking to recover any of the fees he paid for last year but that for the current year and subsequent years until the property is connected, would like to see a reduction of annual fees.

The Board asked General Manager McManus what would be reasonable for this property. Manager McManus stated that other Districts within the area have in place to charge at the very least a base fee for commercial properties that are still connected but are not using the sewer facilities as intended for an extended period. The base fees range from 65-85% of the full user fee with some language specifying water use as well. The Summerland Sanitary District's ordinance provides some guidance for charging a base fee in that the Board has some discretion but no clear path is specified. After further discussion, the Board requested that the Manager come to the next meeting with a recommendation on what to charge the property until at which time they are fully connected and the appropriate fee can be assessed.

It was also mentioned in discussion that a rate study will be taking place this year with the possibility of changes to the ordinances which should include language within dealing with issues such as this so there is clear direction on what action the Board can take

VII. NEW BUSINESS

Resolution 2013-02: Resolution of Summerland Sanitary District requesting detachment of certain land in conjunction with Carpinteria Sanitary District's application for West Padaro Lane Annexation.

Director J. Franklin moved to approve Resolution 2013-02. The motion was seconded by Director Tucker and passed with the following roll call: President Colomy; Aye, Secretary B. Franklin; Aye, Director J. Franklin; Aye, Director Novis; Aye, Director Tucker; Aye. Resolution 2013-02 was signed and sealed.

VIII. MANAGER'S REPORT

General Manager McManus gave explanation to the written report on operations, facility and collection maintenance that was provided. The District purchased the CCTV van for \$15,000 from Montecito Sanitary District. Staff attended training on how to operate the van and CCTV equipment. By recommendation of Director Novis, District staff installed more lighting to make walking up and down the office walkway safer during hours of darkness.

X. ITEMS FOR FUTURE CONSIDERATION BY THE BOARD

- Next Board meeting: Thursday March 14, 2013 at 5:00 p.m.

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XI. ADJOURNMENT

The meeting was adjourned at 5:42 p.m. by unanimous consent of the Board Members present.

Respectfully submitted:

\_\_\_\_\_  
Betty Franklin  
Board Secretary

Date: \_\_\_\_\_

Minutes prepared by M. Souza