

SAN MIGUEL COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS
SEPTEMBER 10th ,2020 STRATEGIC PLANNING WORK SESSION

MEETING HELD AT DISTRICT OFFICES
1150 MISSION STREET
SAN MIGUEL, CA 93451

- I. Meeting Called to Order by President Sangster – 6:03 P.M.
- II. Pledge of Allegiance led by Director Kalvans.
- III. **Roll Call:** Directors Present: Sangster, Kalvans, and Gregory
Directors Absent: Palafox, and Green
- IV. **Adoption of Regular Meeting Agenda:** Motion by Director Kalvans to have a moment of silence for the Firefighters lost in the fires that they have been fighting in Northern California for one minute.

Seconded by Director Sangster. Motion was approved by Vote of 3 AYES and 0 NOES and 2 ABSENT and 0 ABSTAINED.

Motion by Director Sangster to adopt Meeting Agenda as presented.

Seconded by Director Kalvans, Motion was approved by vote of 3 AYES and 0 NOES 2 ABSENT and 0 ABSTAINED.

- V. **ADJOURN TO CLOSED SESSION:** None
- VI. **Call to Order for Regular Board Meeting/Report out of Closed Session:** None
- VII. **Public Comment and Communications for matters not on the Agenda:** None
- VIII. **Special Presentations/Public Hearings/Other:** None
- IX. **STAFF & COMMITTEE REPORTS:** None
- X. **CONSENT ITEMS:** None
- XI. **BOARD WORK SESSION ITEMS:**

- 1. **District Strategic Planning Work Session.**

Item was presented by Director Kalvans explaining that the District will need a strategic plan, voicing that the water and sewer have a master plan, but we need to look at having

an all-over plan for the District. Director Kalvans presented a PowerPoint: See link on the District website. <https://www.sanmiguelcsd.org/2020-09-10-board-of-directors-regular-and-special-special-strategic-plan-work-session-6-p-m>.

Director Kalvans discussed the C.S.D Boundaries and the establishment of the C.S.D. in 1999/2000. San Miguel C.S.D has Fire, Water, Wastewater, Lighting, Solid Waste, and a discussion about Tax Rate boundaries and how the one percent from Prop 13 is divided. San Miguel gets around 19%-22% of the property taxes, for Fire and Lighting.

Director Sangster asked if this was based on the services in the area. Discussion ensued.

Director of Utilities Kelly Dodds explained that when Prop 13 was passed it was split up by the services they had at the time. It was explained that you only get the percentage that is added for developing the parcels.

Director Gregory asked why Jazzy Town was at a 19.7% tax rate. Director Kalvans voiced that it was because it was outside the sewer area. Discussion about sewer tax and bonds ensued.

Interim General Manager/Fire Chief Roberson asked what would happen with Almond Acres Charter Academy was to leave. Director Kalvans voiced that Almond Acres Charter Academy was not getting any property tax monies.

Director Kalvans discussed Templeton in comparison with San Miguel and what percentage they get in property taxes. Director Gregory asked why San Miguel receives a higher percentage of the property tax than Templeton. Discussion ensued about how 22% of the property taxes will not change and how property taxes are divided up. Director Kalvans voiced that the State of California reserved the right to lower the taxes and can take tax funds for their shortfalls.

Director Kalvans explained C.R.E.S.T. explaining that it is something he came up with based on the Strong Towns seminars. CREST stands for Community, Reinvestment, Empowerment, Services, Toolkit. Director Kalvans explained that CREST will identify small low-cost projects that the C.S.D could easily act on and help develop tools for building community wealth in underperforming neighborhoods. This will help set a clear vision and mission for San Miguel C.S.D.

Director Sangster asked that Director Kalvans explain what the difference between a District Master Plan and a CREST plan, discussion about the differences between Masterplans and CREST ensued. Examples of what the C.S.D has done in the past to reinvest in the neighborhoods, examples being Mattress recycling, E-waste recycling, and maintaining downtown landscaping and garbage cans on Mission Street. Director of Utilities Kelly Dodds explained that Water and Sewer plans are spending multi-millions of dollars and that needs to be planned out long term. Director of Utilities explained that the District needs to make sure they don't do a lot of little projects that would cost the same as a major project for infrastructure. Discussion ensued. Director Gregory asked if the District would even need a District Master plan, it was explained that, yes, each of the services should have its own plan and that they would all work together.

Director Kalvans discussed Value Per Acre and asked what neighborhoods generate the biggest financial return for the C.S.D, and what kind of buildings generates financial benefits for the C.S.D. Discussion about trees within a district and sewer filtration systems that look like lakes ensued. Director Kalvans voiced that the C.S.D can change the value per acre by the decisions they make. The government needs to work in a community and can also use impact fees and tax powers to make the neighborhood more fiscally efficient.

Director Kalvans gave an example that if the C.S.D made development's plant a tree per house; that would increase the value per acre.

Director Kalvans voiced that he would be moving on and discuss the documents that have San Miguel planning in them.

LAFCO, was discussed and it was explained that an update of SOIs (sphere of influence) and MSRs (Municipal Service Review) are due this year and if the District wants to move onto taking over different powers this would be the time to discuss.

The 2016 San Miguel Community Design Plan, and discussion that chapters 3,4,6,7,8 & 9 directly references the San Miguel C.S.D. This plan states that San Miguel is projected to reach 3,500 in population by 2035, and it was discussed that potentially San Miguel could reach that size within the next ten years or sooner.

The 2018 Special Districts Fire Study, was created after the Cayucos Fire Department was disbanded. Discussion on the background of why Cayucos was disbanded ensued, by Fire Chief Roberson. Chief Roberson explained that Cal-Fire has since taken over Cayucos, and because of this, the County Supervisors asked to have a study done on the sustainability of small Districts. The Special District Fire Study concluded that all the C.S.D have been running on small budgets. Chief Roberson explained that he asked about getting a larger percentage of the funds and the County explained to him that it would not be changing the fund percentages. Chief Roberson explained that there are other avenues to get more funding on new developments. Discussion ensued with Chief Roberson explaining that he will bring an update for the future of the San Miguel Fire Department at the next meeting.

The 2018 IWMA (Integrated Waste Management Authority) Regional Study, is the strategic plan designed to set recycling goals for cities and special districts with Solid Waste. Director Kalvans explained that it is a thirteen-member Board and is made up of five supervisors, seven city representatives, and one Special District representative for all the Community Service District's. Director Kalvans asked if Mr. Kardashian could speak on this study. Mr. Kardashian from San Miguel Garbage explained that the regional strategy was put into place because the Blue Recycling Bins were getting too contaminated. Mr. Kardashian explained that SB1383 has dictated the industry and local jurisdictions are in place. In 2016 rules were made that all haulers must have organic waste recycling. It was explained that San Miguel Garbage is complying, but things will be reviewed in 2020, and the state is looking at the numbers from 2014 and if there has been a 50% reduction out of the waste stream. San Miguel is 100% better than in 2014, and our recycling is 10% better than the state standards. Discussion ensued about why things have changed and how COVID has changed what people are recycling and San Miguel Garbage is completely compliant with the State standards. Discussion ensued about the development of recycling. San Miguel was involved in the IWMA Regional Study.

The 2019 Paso Groundwater Basin Sustainability Plan, was state-mandated and is a large document that the San Miguel C.S.D has been involved in, that is state-mandated. The "project" portion is large, and most are not viable. Discussion about recycled water ensued.

San Miguel Water and Sewer Master Plan, and Director Kalvans voiced that it is being brought to the Board for approval next month. Discussion ensued about the planning it takes for large projects.

At this point Director Kalvans moved on and spoke about Government Code 61100; discussion about the 32 different services a C.S.D can provide and if the Board of Directors wanted to provide other services then it would need to be reviewed by LAFCO. Director Kalvans voiced that Government Code 53313 and 53313.5 allow Community Services District's to create Facilities Districts to finance services and infrastructure. Director Kalvans asked if the District General Counsel could speak about these Government Codes. Counsel Dervin voiced that Government Codes 53313 provide direction on specific authority and services/programs that Community Services Districts can provide and .5 is about financing and what can be financed for those services. Discussion about building the District and any annexation, and how a C.S.D can partner with other agencies to provided services to the District ensued. Director Kalvans talked about partnering with the School District.

Director Sangster asked for examples of how the C.S.D would partner with other entities? Director Kalvans voiced that an example would be Parks and Recreation Department and San Miguel School's has fields, if someone said that they wanted parks, then the school could be open the facilities, and share the operations. In the facilities agreement, the C.S.D could have a tax assessed on new properties developed and say that the school gets a percentage of that developed lot.

Director Kalvans asked if anyone had questions and ended his PowerPoint presentation. The Board of Directors discuss what was next and how to move forward.

Director Sangster voiced that in taking the next steps, the District would need to identify what you want to achieve and how to get there.

Director Kalvans voiced that taking a visual assessment of the community would help visualize how they all connect and how it might help people understand what he was talking about. It was asked what could the district do with its authority? Discussion ensued, with examples given with trees near the mission and signs to bring people to San Miguel. Direction signs were discussed, with partnerships being identified.

Director Gregory voiced that if a private entity wanted to put up signs, they can't because they have no authority without the District. Director Gregory voiced that she agreed that a visual tour would identify a list of problems. Discussion about a small survey to the community, businesses, and Directors ensued. Director Gregory voiced that if the next step is working on goals, that this could be done informally with the Board of Directors.

Director Sangster voiced that having goals are essential and are the only way to identify what you are trying to do and if it is achievable. Discussion about soliciting feedback and who to start with was discussed.

Interim General Manager/Fire Chief Rob Roberson voiced that a master plan doesn't encompass things that aren't under the umbrella of the C.S.D. The biggest part of what the C.S.D does with the five different entities is that we all must work together to move forward. Speaking for the Fire Department, it is mandatory to plan to keep up with the services that we are mandated to provide. The C.S.D is currently providing five different operations, and at this time we are focused on the Wastewater Treatment Facility because it is a very large project, and all the other departments need to move forward together also. The Fire department has mandated levels of service and voiced that the Fire Department would like to bring back a plan for the future of the San Miguel Fire Department.

Discussion ensued about the history and how the C.S.D together in this one building is becoming overcrowded.

Director Gregory voiced that it would be nice to get the community involved but expressed that she feels that it is why the community has elected them. Discussion about surveying the businesses first, and how they are invested in the community ensued.

Director Sangster voiced that he agreed that the questions need to be picked, and that the Board of Directors and businesses within the community surveyed first.

Director Gregory voiced that the Board is to decide the priority of these projects and goals. Director Kalvans voiced again that it would be a good start to do a visual assessment, and that it is based on what people see every day in their day-to-day life. The Board of Directors discuss these places and maybe have never seen them.

Interim General Manager/Fire Chief Rob Roberson voiced that it is good to hear suggestions, but they might not know how to get where we need to go, they might not know why we do the things we do to get there.

The Board Clerk, Tamara Parent voiced that the Staff needs direction on where to go from here. Voicing that polling the Board of Directors and staff then based on the answers then the Board of Directors can have a better idea of questions for the business community. The Director of Utilities, Kelly Dodds wanted to remind the Board of Directors that it is a very fine line on what the District can spend money on, and a discussion ensued.

District Counsel Dervin voiced that she would recommend a committee for the future.

Discussion ensued about developments and new assessments for those developments.

Director Gregory voiced that the Airport property needed to have offsets, and discussion ensued about commercial development and how the offset for that development might look. After two and a half hours Board discussion was closed.

Consensus of the Board is to have ten (10) goals sent to the San Miguel Community Services District's Board Clerk from the Board of Directors and see where we are with those goals, and this will be better to narrow down goals for short and long term.

The next meeting date will be discussed and scheduled on September 24, 2020, Regular Board Meeting.

XII. BOARD COMMENT:

Director Sangster and Gregory thanked Director Kalvans for his presentation.

XIII. ADJOURNMENT TO NEXT MEETING: at 8:21 P.M.