

MINUTES
SAN SIMEON COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS SPECIAL BOARD MEETING
1350 MAIN STREET
CAMBRIA, CA 93428
Google Meet
Thursday, October 09, 2025
6:00 p.m.

1. CALL TO ORDER

The Special Meeting of the San Simeon Community Service District Board of Directors was called to order at **6:00 p.m.** by Clerk **Ruth Montgomery**.

2. ROLL CALL

Present: Chair person Karina Tiwana, Director Holly Le, Director Michael Donahue

Absent: None

Staff Present: Suzanne Watkins, Primary Lead SLO County/CalWARN
Ruth Montgomery – Clerk
Rachel Rappaport- Legal Counsel - White Brenner LLP
Brandon Jack, FRM Operations

Public Attendees: Several community members attended both in person and virtually.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was held at 06:05 p.m. by Chair Tiwana.

4. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA (6:08 p.m. – 6:12 p.m.)

Public comments were received as follows:

- **John Diodati (Director of Public Works - San Luis Obispo County):**
Introduced himself and commended the Board for collaboration with County staff.

It is confirmed that Ms. Suzy Watkins will be the primary lead for the County's CalWARN mutual aid support.

- **Krzciuk. Resident:** Thanked County staff for the professional response to the lead exceedance. Noted the unusual operating arrangement (no GM; Board role; County emergency support) but highlighted its benefit: County's direct involvement provides practical insight that may be more informative than a costly LAFCO dissolution study. Anticipates improved transparency on operations and costs over the next few months. Recommended proceeding with a focused engineering review to identify deferred maintenance and needed facility improvements.

No additional public comments were made.

5. NON-DISTRICT REPORTS (6:12 p.m. – 6:18 p.m.)

A. Sheriff's Report:

Commander **H. Abbas** of the San Luis Obispo County Sheriff's Office presented the September report:

- **46 total calls** in September (up from 35 last year).

Noted the upcoming opening of a **new Emergency Communications Center in Templeton** in partnership with CAL FIRE.

Board & Public Discussion:

Director Donahue raised concerns about **bonfires on the beaches** and requested enforcement guidance. The Sheriff noted fire hazards and suggested coordination with County Public Works for signage.

A public comment addressed **damage to the Pico Avenue beach access gate**, requesting law enforcement observation and better lighting. The Sheriff agreed to alert deputies regarding lighting and vandalism issues.

6. DISTRICT STAFF & COMMITTEE REPORTS (6:18 p.m. – 6:35 p.m.)

A. STAFF REPORTS:

i. County of SLO CalWARN Report

Presenter: Suzy Watkins

Ms Watkins detailed the county's role under the CalWARN agreement, providing temporary mutual aid assistance for utility operations, with the district

reimbursing incurred expenses. Key priorities include operational compliance, financial and operational stability, meter replacements, and revenue, which encompasses a Prop 218 study and resolving billing discrepancies. A lead exceedance was reported, with prompt community notification and successful follow-up testing.

Communications between the board of directors and the county staff are through the county administrative office Lisa Howe.

ii. **FRM Operations Report** – Stated a Summary of September Activities.

Presenter: Brandon Jacka (FRM)

Highlights:

- **September 8 Power Outage:** Temporary generator-maintained water supply.
- **Sanitary Survey:** Completed September 23; final report pending from State DDW.
- **Lead and Copper Testing:** One exceedance resolved; next testing cycle is due in three years.
- **Flow Meter Calibration:** Verified accuracy; replacement not required at this time.

Discussion:

Director Donahue questioned discrepancies between the water produced and the water billed. FRM noted differences in measurement units (gallons vs. cubic feet) and potential billing read variances. Chair Tiwana requested that County staff review and follow up on this issue.

iii. **District Financial Summary** – Summary of August Financials.

The financial summary for August, the second month of the fiscal year, showed a decline in revenue but a greater reduction in expenses, resulting in a slight net increase year-over-year.

iv. **District Counsel's Report** – Summary of September Activities.

Rachel Rapaport stated there was nothing to report on at this time.

PUBLIC COMMENT FOR THIS SECTION

- None

7. CONSENT AGENDA ITEMS (6:36 – 6:38)

Items presented for approval

- A. REVIEW AND APPROVAL OF MINUTES FOR THE MEETINGS ON AUGUST 28 AND SEPTEMBER 4, 2025.**
- B. REVIEW AND APPROVAL OF SEPTEMBER DISBURSEMENTS JOURNAL**
- C. REVIEW AND APPROVAL OF A RESOLUTION AUTHORIZING SIGNATURES, INCLUDING FACSIMILE SIGNATURES, FOR BANKING SERVICES ON BEHALF OF THE SAN SIMEON COMMUNITY SERVICES DISTRICT AT COLUMBIA BANK (FORMERLY PACIFIC PREMIER BANK)**
- D. REVIEW AND APPROVAL OF A RESOLUTION APPROVING AUTHORIZED CONTACTS ON BEHALF OF THE SAN SIMEON COMMUNITY SERVICES DISTRICT FOR THE CALIFORNIA CLASS ACCOUNT**

CHAIR TIWANA ASKED IF ANY DIRECTORS WISHED TO PULL AN ITEM FROM THE CONSENT CALENDAR. NO DIRECTORS REQUESTED CHANGES.

PUBLIC COMMENT FOR THIS ITEM

- None .

Chair Tiwana makes a motion to approve all consent calendar items as presented, Director Donahue seconded the motion.

AYES: Chair Tiwana, Le, Donahue

NOES: 0

ABSTAIN: 0

ABSENT: 0

Motion passed unanimously (3-0)

8. CLOSED SESSION (6:39 p.m. – 7:14 p.m.)

Public comments on the closed session agenda are limited to three (3) minutes per person per item. The Board will adjourn to Closed Session to address the following item(s):

A. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION:

Significant Exposure to Litigation Pursuant to Gov. Code, § 54956.9(d): (1 Cases)

B. REPORT UPON CONCLUSION OF CLOSED SESSION: Once a closed session has been completed, the legislative body must convene in an open session. (§ 54957.7(b).) If the legislative body took final action in the closed session, the body may be required to make a report of the action taken and the vote thereon to the public at the open session. (§ 54957.1(a).) The report may be made either orally or in writing. (§

54957.1(b).) In the case of a contract or settlement of a lawsuit, copies of the document also must be disclosed as soon as possible. (§ 54957.1(b) and (c).)

- PUBLIC COMMENT

Mr. Krzciuk. Resident provided comments prior to the Board's adjournment into closed session.

The speaker expressed concern regarding the District's **increasing legal costs**, noting that the escalating expenses could potentially lead to **fiscal insolvency** if not carefully managed. The commenter urged the Board to exercise **caution when authorizing legal work**, to **request cost estimates** before assigning new tasks to counsel, and to maintain fiscal discipline to prevent further budget strain.

C. RECONVENE AND REPORT OUT OF CLOSED SESSION (7:14 p.m.):

Rachel Rappaport : directions were provided to Staff.

9. BOARD COMMENTS (7:15 p.m.- 7:16 p.m.)

This section is intended as an opportunity for Board members to make brief announcements, request information from staff, request future agenda item(s) and/or report on their own activities related to District business. No action is to be taken until an item is placed on a future agenda.

Director Donahue referenced earlier public remarks and raised concerns regarding the **duplication of services and costs** associated with the **\$230,000 LAFCO dissolution study**. He noted that with the County of San Luis Obispo now actively assisting the District through the CalWARN mutual aid agreement, much of the same operational and financial information required for the study will soon be available directly through County involvement. Director Donahue suggested the Board consider **reducing its fiscal commitment** to the LAFCO study and requested that this topic be **placed on the agenda for discussion at the next meeting**.

Director Le thanked **Susie Watkins** for joining the District team and expressed appreciation for her professionalism and leadership. Chair Tiwana and the other Directors echoed this appreciation, noting that the Board looks forward to continued collaboration with County staff.

No additional Board comments or requests were made.

10. ADJOURNMENT (7:16 p.m.)

Next meeting schedule for November 6, 2025