VANDENBERG VILLAGE
COMMUNITY SERVICES DISTRICT

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"Pride in Community Service"

Regular Board Meeting

MINUTES

Tuesday, October 6, 2026

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

   The meeting was held in a hybrid format in the Conference Room and via the Zoom video conferencing platform.

   The meeting was called to order at 4:30 p.m. by President Gonzales, who led the Pledge of Allegiance.

2. ROLL CALL: Directors Cox, Gonzales, Heuring, Lamont, and Stassi were present.

   OTHERS PRESENT

   Cynthia Allen, General Manager; Avery Griffin, Service Person; Patricia LeCavalier, Financial Services Manager; and Mike Prater, Executive Director, Santa Barbara LAFCO attended in person.

   Mike Garner, General Manager, Mission Hills Community Services District; and Chris Hanson and Grace Bridges, Meridian Consultants participated via Zoom video teleconference.

   One member of the public was in attendance; Director Gonzales recognized Board Member-Elect Jake Lindley and thanked him for attending.

3. ADDITIONS AND DELETIONS TO THE AGENDA: None

4. PUBLIC FORUM

   President Gonzales invited public comments, and there were none.

5. REPORTS FROM STAFF

A. Operations

Service Person Griffin reported that in September the district pumped 40.6 million gallons with an average daily demand of 1.35 million gallons. That is one percent more than last September.

In September, Vandenberg Village had 0.0 inches of rainfall. The calendar year total is currently 6.67 inches. The district well levels for September were 1B – 142 feet, 3A – 135 feet, and 3B – 136 feet.

In September, the crew replaced two 1” copper service lines, two 1” angle stops, and a ¾” service for an ADU upgrade. The crew completed installation of all new 2” meters. The crew also assisted 3rd Gen Pump with removal and installation of the new 25HP booster pump.

Service Person Griffin reported that the district had no sewer overflows in September. He concluded his report by sharing that Juan took the California Water Distribution 1 Exam and passed. Operations & Maintenance Manager Cole attended the CSDA Special District Leadership Academy Conference in San Luis Obispo.

Service Person Griffin verified for Director Gonzales that the installation of the 2” meters is complete and they will now begin replacing residential meters. Director Gonzales noted that the Water Pumped vs Sold chart on page 55 of the board package shows that we are currently getting more use out of Well 3A. Service Person Griffin clarified that the crew tries to switch between the wells every six months.

B. Administration

Financial Services Manager LeCavalier discussed the disbursements report. The report shows the cost for the 36 ea 2” meters that were installed by the field crew in August and September. This was paid to HydroPro Solutions (HPS West) on check #30828 for $43,569. This represents roughly five percent of our five-year contracted amount. There are 2,530 meters left to purchase, ranging from ⅝” to 1½” meter sizes.

Mrs. LeCavalier went on to discuss a few other notable disbursements in September. This included the 4-inch hot tap installed in August for Lompoc Valley Medical Center, paid to RL Johnson. The 25HP filter pump was paid to 3rd Gen Pump; the final retention payment for Manhole and Sewer Main Rehab Project was paid to Vortex; the compact excavator was paid to Coastline Equipment; and the materials storage container was paid to Mid-State Containers.

Mrs. LeCavalier concluded her report with the most recent investment earnings rates, reporting 4.17 percent for the California CLASS Term Series II, which matures August 13, 2027. Our other California CLASS account is at 3.82 percent, LAIF is at 3.87 percent, and Mechanics Bank is at 3.94 percent

Director Lamont asked about the storage container purchased from Mid-State Containers. General Manager Allen and Service Person Griffin explained that the container was purchased to store our compact excavator along with other materials.

C. General Manager

General Manager Allen noted that the RL Johnson invoice for the 4” hot tap will be passed on to Lompoc Valley Medical Center as part of their project. We will send the medical center an invoice for that upgrade to their service line.

We received one new ADU Can and Will Service request in September. We have also received a request to split one of our duplexes into two separate meters. Currently, there are two duplexes on Oakwood Circle that are serviced by a single meter for each. Each dwelling receives a separate bill, and the water usage is split between the units. One of the units is requesting its own meter and is in the process of adding a separate service line. They will be required to pay a connection fee for the new meter connection.

General Manager Allen reported that our September update for the generator enclosure and carport permit application stated that the Structural and Non-Structural Plan Checks needed corrections. Our engineer is working to resolve these issues.

Over Labor Day weekend, a customer called the emergency number, and it did not forward to the on-call person. The customer was able to get in touch with our Board President, who was then able to have a service person dispatched. The leak was on our side, so the delay in response did not impact the customer's water usage. Our emergency number is a landline through Frontier that is call-forwarded to the on-call person's cellular phone. The breakdown occurred when the on-call person's cell phone glitched and rejected calls. To prevent this from happening in the future, we are now in the process of activating a mobile phone through Xfinity for the on-call person to carry. The emergency number will remain the same and will be call-forwarded to this phone.

Director Lamont mentioned to General Manager Allen that she may want to look into Grok Voice as another option. Grok Voice provides a service in which an AI voice agent receives the call and proceeds to contact our on-call person. If the on-call person is not contacted, it will then go through a list of contacts until someone is reached.

6. CONSENT CALENDAR

A. Minutes of the Regular Meeting on September 1, 2026

B. Treasurer Report

1) Pro-forma Financial Statements as of August 31, 2026

2) Disbursements through September 30, 2026

C. Investment Policy

D. Statement of Developers Fees

After a short discussion, the following motion was made:

Motion by Director Lamont, seconded by Director Stassi, to accept the consent calendar as presented.

Ayes: Directors Cox, Gonzales, Heuring, Lamont, and Stassi
Noes: None
Abstain: None
Absent: None

7. ACTION ITEMS

A. **City of La Purísima**: Receive a presentation from Mike Prater, Executive Director, Santa Barbara LAFCO; discuss options; and provide direction to staff as appropriate.

Executive Director Mike Prater referenced the LAFCO handout titled "Procedures for Processing an Incorporation Proposal" found on page 41 of the board package. Mr. Prater discussed main points from this handout, which included the application process with LAFCO, procedures for processing an incorporation proposal, and the importance of hiring a consultant to perform a feasibility study.

Mr. Prater went on to answer questions from the board. Topics of discussion included a possible annexation by the City of Lompoc and its financial impact, the City of Lompoc's General Plan and Sphere of Influence. Mr. Prater shared the importance of our residents voicing their opinion to council members at public meetings when this topic is being discussed.

The board also had many questions regarding incorporation. Mr. Prater covered the process of applying for incorporation as well as the costs associated with this and the relative timeline. The need for a Comprehensive Financial Analysis in addition to the feasibility study was also discussed.

The board thanked Mr. Prater for attending our meeting and answering their questions regarding this matter.

Director Gonzales referenced page 40 of the board package, sharing that he would prefer to delay action until a later date. The board agreed to delay action at this time.

Director Gonzales asked that General Manager Allen follow up with our legal counsel, Mike Munoz, on the resolution that was provided to him.

No action was taken.

B. **Mitigated Negative Declaration**: Adopt the Final MND prepared by Meridian Consultants for the well site lease.

Chris Hanson gave a brief introduction.

Grace Bridges gave a two-part presentation covering both a refresher on California Environmental Quality Act (CEQA) guidelines and the Water Well Replacement Project.

After a brief discussion, the following motion was made:

Motion by Director Gonzales, seconded by Director Lamont, to Adopt the Final MND prepared by Meridian Consultants for the well lease site.

Ayes: Directors Cox, Gonzales, Heuring, Lamont and Stassi
Noes: None
Abstain: None
Absent: None

8. REPORTS FROM DIRECTORS

A. Committees

1) **Finance/Budget** – Directors Stassi & Cox

Director Stassi reported that Finance/Budget will meet with staff at 2:00 p.m. on Friday, October 9.

2) **Legal/Personnel** – Directors Gonzales & Lamont

Directors Gonzales and Lamont reported that they did not meet.

3) **Water/Wastewater** – Directors Heuring & Cox

Directors Cox and Heuring reported that they did not meet.

4) **Santa Ynez River Valley Groundwater Basin Western Management Area Groundwater Sustainability Agency (WMA GSA)** – Directors Stassi & Lamont

Director Stassi reported that they're facing an issue with getting the City of Lompoc to agree to some of the features associated with adding a representative from the farming community.

5) **Ad Hoc** – Directors Gonzales & Lamont

Director Gonzales reported that he and Director Lamont met to discuss options for the future disposition of district-owned green space adjacent to the district office.

The committee looked at a number of different options for the green space. One was to retain the property and preserve it as open space. Another was to develop the property for district purposes, such as converting it to a drought-tolerant landscaping display garden, constructing additional parking areas, developing administration storage facilities, or expanding it for the Farmers Market and sitting areas. The possibility of leasing the property to another agency came up, as well as the options of subdividing and selling the property, or exploring public, private, or inter-agency partnerships.

Director Gonzales shared that General Manager Allen informed him that if the decision was to sell the land, it would be listed under one of the government codes as surplus, and another agency could be given priority to purchase the land.

The committee looked at selling the piece of property and came up with a tentative timeline for this option. If the decision was to pursue a lot split and sell the property, this would involve going through the county, splitting the parcel, the need for a survey, and working with a realtor. They estimate that this process could take three to four years.

Another option looked at was to improve the property by modifying the demonstration garden so it’s a little smaller, and allow extra space for the Farmer’s Market. Member of the public, Jake Lindley, shared that parking for the Farmer’s Market is creating problems for guests staying at, or wanting to dine at, The Village Inn. Director Gonzales asked Mr. Lindley if this could come to the district’s General Manager on a formal letterhead.

Director Gonzales asked if the board would allow the Ad Hoc Committee to meet again and present more definitive information to direct our General Manager.

Director Gonzales shared that a member of the public did attend the meeting and voiced their opinion in favor of the demonstration garden.

Director Stassi shared his concern is that the board will be looking at a possible rate increase of approximately 20 percent over three years. He believes rate payers would prefer the property be sold to avoid a rate increase rather than be developed by the district.

B. District Representatives to External Agencies

1) **Association of California Water Agencies (ACWA) & Joint Powers Insurance Authority (ACWA/JPIA)** – Directors Heuring & Lamont

Director Heuring had no report.

2) **California Special Districts Association (CSDA) & Santa Barbara County Chapter of CSDA (SBCCSDA)** – Directors Gonzales & Stassi

Director Stassi shared that the next SBCCSDA Chapter Meeting will be held in Goleta on October 26.

3) **Santa Ynez River Water Conservation District (SYRWCD)** – Directors Lamont & Heuring

Director Lamont had no report.

C. Board President – Director Gonzales

President Gonzales reported that he and General Manager Allen met on September 23. They prepared for the Ad Hoc Committee meeting, discussed inviting Mike Prater to today's meeting, and spoke about the upcoming Finance/Budget Meeting. They also discussed a provider, Go.gov. There is talk of Go.gov presenting a demonstration to Director Gonzales and General Manager Allen. This demonstration would be recorded and shared with the rest of the board.

Santa Barbara Fire Fuels Mitigation crews were out on Lot 54 once again, mitigating areas on Club House Road and the perimeter

around the homes in this area. Director Gonzales asked General Manager Allen for a letter thanking the crew for their work.

9. INFORMATIONAL CORRESPONDENCE

A. **US Drought Monitor**: California, October 1, 2026

B. **VVCSD**: Water Pumped vs Sold, 12 months

C. **VVCSD**: Well Soundings, 12 months

D. **VVCSD**: PG&E Production Costs, Fiscal Year 2026-27

10. DIRECTORS FORUM:

Director Cox shared her appreciation to the district for sending her to the CSDA Leadership Academy in September. She found the conference very informative.

Director Stassi shared that there are three candidates running for our board. Director Stassi and Director Cox are both running. Adding that Jake Lindley will be sworn in to the two-year position on our board.

Director Heuring shared his update with the Vandenberg Village Park and Playground Coalition. Phase One and Phase Two funding have been secured. The County is also going after a federal matching grant; the decision on this will be made around December or January.

11. ADJOURN

President Gonzales declared the meeting adjourned at 6:46 p.m.

Attest: **Signed:**

_____ _____

Brianna Jennings **Richard Gonzales**
Secretary, Board of Directors **President, Board of Directors**