

VANDENBERG VILLAGE COMMUNITY SERVICES DISTRICT

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"Pride in Community Service"

MINUTES Regular Meeting

April 7, 2026

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 4:33 p.m. by President Gonzales, who led the Pledge of Allegiance.

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

OTHERS PRESENT

Cynthia Allen, General Manager, joined via Zoom video conference; Jeff Cole, Operations and Maintenance Manager; and Patricia LeCavalier, Financial Services Manager.

Two members of the public were also in attendance: Bill Kelly, 4097 Stardust Road; and Mark Jones, 312 Burnham Court.

3. ADDITIONS AND DELETIONS TO THE AGENDA: None

4. PUBLIC FORUM

President Gonzales opened the public forum at 4:35 p.m.

Mr. Kelly stated that he was attending the meeting only as a visitor.

Mr. Jones shared that he was in attendance to discuss his thoughts on lighting the Mission Club signage on Burton Mesa Blvd. and Club House Road. The Board and Mr. Jones discussed various options on

how this might be possible. Directors Gonzales and Lamont expressed interest in speaking with Mr. Jones at a future date regarding this.

The public forum was closed at 4:45 p.m.

5. OPERATIONS REPORT

Operations and Maintenance Manager Cole reported that the district pumped 36.7 million gallons, with an average daily demand of 1.2 million gallons. This is 24 percent less than last March.

Vandenberg Village received no rainfall in March, leaving the calendar-year total at 13.85". The district's well levels for February were 1B – 140 feet, 3A – 132 feet, and 3B – 131 feet.

In March, the crew replaced two 1" angle stops, one 2" angle stop, one 8" saddle, one 1" copper service line, two 1" poly-b service lines, and one 3" meter.

Mr. Cole provided a PureFlow update, reporting that their install crew began installing the new tees and laterals and loaded the new media. At this time, gravity backwashing began. At 2500 gallons per minute (gpm), it began to pull a vacuum on the filter vessel. Their solution was to install an orifice plate. PureFlow's lead time on this part was two weeks. Crosno Construction fabricated the orifice plate, and it was installed the next day. The crew then ran the hydraulic test at 2500 gpm and was successful. The crew then backwashed with the pump at 3100 gpm until no "fines" were observed in the backwash water. Filtration began on March 9.

A pre-construction meeting was held on March 9 with Sancon. They are planning to begin their CCTV inspection on April 13. To conclude his report, Mr. Cole stated that there were no sewer overflows in March.

Mr. Jones shared that he appreciated Juan coming out to flush the hydrant near his home after the filtration system upgrade. He stated that this helped clear out any remaining discolored water.

Director Gonzales asked if the Filter Rehabilitation Project was considered complete. Mr. Cole shared that PureFlow will make one

more visit to optimize. PureFlow has not yet reached out with the date for this visit.

6. ADMINISTRATION REPORT

Financial Services Manager LeCavalier continued on the subject of the Filter Rehabilitation Project, reporting that we did receive an invoice from Pureflow for the remaining contracted amount of \$233,820.

We are expecting at least two more invoices. One invoice will be from Crosno Construction for the sandblasting and the orifice plate. The other invoice will be for a backup 12” butterfly valve assembly and a 12” actuator.

It is thought that the total project will be within the capital budget of \$675,000; however, Ms. LeCavalier will not have a solid number for the Board until these invoices are received. Director Gonzales asked that Ms. LeCavalier inform the board once the last invoice for this project is paid and the project is considered complete.

To conclude her report, Ms. LeCavalier shared the most recent investment earnings rates. California CLASS is at 3.7 percent, Mechanics Bank is at 3.74 percent, and LAIF is at 3.88 percent.

Director Gonzales referenced page 27 of the board package and had a question regarding the line for “Long Term Debt – LRWRP Upgrade Project”. Director Gonzales wanted to know what our outstanding debt to the city still is. Financial Services Manager LeCavalier explained that the lines representing the “Current Portion – Debt – LRWRP Upgrade Project” and the “Long Term Debt – LRWRP Upgrade Project” both reflect the amount still owed.

7. CONSENT CALENDAR

A. Minutes of the Regular Meeting on March 3, 2026

B. Treasurer Report

(1) Pro-forma Financial Statements as of February 28, 2026

(2) Disbursements through March 31, 2026

The following motion was made:

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

Ayes: Directors Gonzales, Heuring, Lamont, and Stassi

Noes: None

Abstain: None

Absent: Director Cox

8. ACTION ITEMS

A. LRWRP Upgrade Charge

Director Gonzales felt it was important to bring his concerns regarding this subject to the Board before the June meeting. Director Gonzales referenced page 50 of the board package and discussed portions of the timeline.

Director Gonzales referenced page 81 of the board package, focusing on the “LRWRP Reserves,” which is at \$6.6 million. Page 82 of the board package was then referenced, focusing on the paragraph regarding the State Revolving Fund and the balance due to the City of Lompoc, which is \$2.8 million.

All customers in Vandenberg Village currently pay a \$361 Lompoc Regional Wastewater Reclamation Plant (LRWRP) Upgrade charge on their property taxes.

After some discussion between the Board and staff, Director Gonzales recommended that the Finance Officer explore options on how to remove this debt from the City of Lompoc and how to move forward with the property tax roll.

B. Five-Year Outlook

Director Stassi shared that the Finance/Budget Committee met on March 13 and reviewed the budget. The agenda included the Strategic Plan, Capital Budget, Operating Budget, and

Administrative Overhead Fee. Director Stassi requested to have a Five-Year Outlook before the board considers this year's budget.

Director Stassi expressed concern regarding the District's Water Division, stating that it will be significantly underfunded. This is largely due to operating expenses increasing by nearly 4 percent per year. While water sales, both quantity and revenue, have remained flat, stating that rate increases have not kept pace over several years.

The Committee looked at corrective opportunities to help fund the Water Division. These included past performance indicators, interdepartmental loan from the Wastewater Enterprise Fund, and collecting a portion via the Santa Barbara County Tax Roll.

Director Stassi went on to discuss wastewater collections and the Lompoc Regional Wastewater Reclamation Plant (LRWRP). Director Stassi asked the Board to review this report, as they will soon have copies of the Capital and Operating Budgets for next year.

Director Stassi concluded his report by thanking General Manager Allen for her assistance with the Five-Year Outlook.

Director Gonzales thanked everyone for all their work on the Five-Year Outlook.

Director Gonzales then referenced paragraphs regarding the Water Division starting on page 144. He discussed the option of an interdepartmental loan and had questions regarding the meter replacement undertaking referenced in this section, which was discussed between staff members and the Board.

Director Gonzales asked if the Finance/Budget Committee could entertain a one-year spending pause. Director Stassi suggested that when the budget is brought forward, it could be asked that purchases at a certain level require an individual justification statement, or if the purchase is not necessary, ask staff to postpone the purchase.

9. REPORTS

A. Committees

As previously mentioned by Director Stassi, the Finance/Budget Committee met on March 13, along with the three managerial staff members. No members of the public attended the meeting.

B. District Representatives to External Agencies

Director Stassi reported that he recently signed checks for the GSA. He reported that they have completed one project early, and the other projects, except for one, are staying under budget.

C. Board President

Director Gonzales reported that he met with General Manager Allen on March 10 and March 24. They discussed an exit interview that was received from Ben Quinlan. LRWRP documents were also discussed.

Director Gonzales thanked everyone for their hard work on the Strategic Plan. He mentioned the possible option of an Ad Hoc Committee with Director Cox involved.

D. General Manager

General Manager Allen reported that we received one ADU Can and Will Serve request in March. We are waiting for the customer to submit their plans. The property is currently being served by a $\frac{5}{8} \times \frac{3}{4}$ meter. Staff will need to evaluate the project to determine if the meter needs to be replaced with a 1" meter.

One of our capital budget items this year is new meter-reading software. The software was last installed in 2016 and was no longer working reliably. The new software was installed in March, and the entire staff was trained. Other than a bit of configuration that was needed on meter reading day, our first billing went well, and the staff is very pleased with the upgrade.

Cristos Stoyos has been preparing the plans for the office generator enclosure and carport. In March, he submitted our permit application to the County of Santa Barbara, and he signed off on the carport plans as our engineer. A soils report is required by the county planning department before it will issue the building permit. Cristos is coordinating with a consultant to perform the study. They will be here on April 17th to drill holes.

General Manager Allen and Operations Manager Cole had a preconstruction meeting with the project manager from Sancon Technologies, and the paperwork has been completed. The job will be performed in multiple phases, as we will need to coordinate with the Mission Club and work around the Buena Vista Elementary School schedule. The contractor has until August 1 to complete the work.

Our Sewer System Management Plan (SSMP) has been filed with the State Water Resources Control Board and certified. We are on schedule as the due date is May 2.

The new SB 827 Fiscal and Financial Training is now available on demand on the CSDA website, and a link has been sent to all directors. Directors have until January 1, 2028, to complete the training. All of our Form 700 Conflict of Interest forms were filed on time.

General Manager Allen reported that she attended the Santa Barbara LAFCO meeting via Zoom last Thursday. The commission voted to approve the current Spheres of Influence for the cities without any updates. Each city that wishes to change its Sphere of Influence was invited to submit an application at a future date. Laurie Tamura, a planner for the City of Lompoc, spoke about the city's general plan and why they want to expand their Sphere of Influence to include Vandenberg Village, Mission Hills, and the surrounding areas.

The city will hold its first community workshop on April 27. General Manager Allen will not be able to attend because the Santa Barbara County CSDA Chapter meeting is the same night; however, it was

said that we should make sure we know what they're doing and that they don't forget we are here.

To conclude her report, General Manager Allen shared that the Santa Barbara County CSDA Chapter meeting will be held on April 27 at Glen Annie in Goleta.

10. INFORMATIONAL CORRESPONDENCE

A. **US Drought Monitor:** California, April 2, 2026

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

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

11. DIRECTORS FORUM

Director Stassi shared that he went on a ride-along with Operations and Maintenance Manager Cole during meter reading. He shared that he was impressed with how the drive-by reads work, noting he was unaware that the crew doesn't need to drive down each street to pick up the reads.

Director Lamont shared that on Saturday, he and Vandenberg Village resident Bill Kelly met with Supervisor Nelson regarding fire safety. They visited the top of South Village near Moonglow and the Mercury exit. There was a lot of discussion around the Mercury on-ramp. Director Lamont shared that Bob Nelson said they plan to fund a full cumulative evacuation study for Vandenberg Village within the year.

12. CLOSED SESSION

Public Employee Performance Evaluation (Gov't Code § 54957)
Title: General Manager

Director Stassi suggested postponing the General Manager's evaluation to a future date when all five Board members are present.

The following motion was made:

Motion by Director Stassi, seconded by Director Lamont, to postpone Item 12 of the Agenda, the General Manager’s Evaluation.

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

13. OPEN SESSION: Announce or take action resulting from closed session discussions.

The Closed Session was postponed, so there was nothing to report.

14. ADJOURN

President Gonzales declared the meeting adjourned at 6:22 p.m.

Attest:

Signed:

Brianna Jennings
Secretary, Board of Directors

Richard Gonzales
President, Board of Directors