

VANDENBERG VILLAGE COMMUNITY SERVICES DISTRICT

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"Pride in Community Service"

Regular Board Meeting

MINUTES

Tuesday, September 1, 2026

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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; Jeff Cole, Operations and Maintenance Manager; and Patricia LeCavalier, Financial Services Manager.

One member of the public was in attendance.

3. ADDITIONS AND DELETIONS TO THE AGENDA: None

4. PUBLIC FORUM

President Gonzales opened the public forum at 4:31 p.m.

Board Member-Elect Jake Lindley introduced himself.

The public forum was closed at 4:32 p.m.

5. REPORTS FROM STAFF

A. Operations

Operations & Maintenance (O&M) Manager Cole reported that in August the district pumped 45.4 million gallons with an average daily demand of 1.46 million gallons. That is 4% more than last August.

In August, Vandenberg Village had 0.05 inches of rainfall. The calendar year total is currently 6.67 inches. The district well levels for August were 1B – 143 feet, 3A – 135 feet, and 3B – 135 feet.

O&M Manager Cole went on to report that in August, the crew replaced two 1-inch angle stops and repaired a 12-inch mainline damaged by PG&E. A claim for the damages was submitted to PG&E and has already been paid. The crew received the new 2-inch meters, and 22 have been installed.

Last Tuesday, RL Johnson installed a four-inch hot-tap for the new 3-inch service line for the Medical Center. This job took twice as long as expected, and due to the amount of water present, the City of Lompoc assisted with its Vactor truck. RL Johnson submitted a change order for the extra work. The new line passed the pressure test this afternoon.

O&M Manager Cole reported that the district had no sewer overflows in August. He concluded his report by sharing that he and Juan attended the CWEA Tri-State Seminar and General Manager Allen attended the CSDA Annual Conference. O&M Manager Cole shared that he is celebrating his 24th anniversary with the district.

B. Administration

Financial Services (FS) Manager LeCavalier stated that at our August meeting, the Board authorized staff to reorganize our investments by transferring \$1M each from LAIF and Mechanics Bank into a fixed-interest investment with California CLASS Term Series II.

Both LAIF and California CLASS require transactions to be conducted with pre-authorized bank accounts. This required the

LAIF funds to be transferred to Mechanics Bank before being transferred to California CLASS.

FS Manager LeCavalier concluded her report with the most recent investment earnings rates, reporting 4.17% for the California CLASS Term Series II, which matures August 13, 2027. Our other California CLASS account is at 3.75%, LAIF is at 3.85%, and Mechanics Bank is at 3.74%

C. General Manager

General Manager Allen reported that we received no new ADU Can and Will Serve requests in August. However, we are replacing the meter for one that is in process. This will allow us to sign off on the project. There are four others in process that will require meter upgrades. We have received 24 ADU requests in the past five years; most of these were received in the past two years. Eleven projects have been completed, four have no active permits, and the remainder are in the process.

As General Manager Allen previously reported, PG&E punctured our 12-inch water main on Constellation on July 31. A claim was submitted for a little over \$10K on August 19 (\$9,300 for labor and \$900 for parts), and the reimbursement check was received less than a week later on August 24.

Our permit application for the generator enclosure and carport was filed with the County six months ago. We have received updates via the automated system almost every month. The August update stated that the Structural Plan Check and Non-Structural Plan Check Reviews were in progress.

General Manager Allen went on to report that the Mitigated Negative Declaration (MND) has been filed with the State Clearinghouse and the public notice was published in the Santa Maria Times on August 19. General Manager Allen made sure that our contacts with Fish and Wildlife and State Lands received separate notices. The deadline for comment is September 14. The MND will return to the board for acceptance at our October meeting. After that meeting, General Manager Allen will reach out to State Lands to find out what

next steps will be required from us to get the lease application onto the Commission's agenda.

General Manager Allen and Operations & Maintenance Manager Cole had a virtual kickoff meeting with the Wallace Group last week for the Europa Loop. Their survey team was scheduled to do a site visit last Wednesday. The district provided them with as-builts for Providence Landing and easement documents for the area. Final plans are scheduled for delivery in December.

General Manager of Mission Hills Community Services District (MHCS D), Mike Garner, and General Manager Allen would like to schedule a joint meeting between the VVCSD and MHCS D boards to discuss the City of La Purisima incorporation. We will coordinate with Mike Prater so that he can speak to both boards about the sequence of events and expectations for the agencies.

At the CSDA Conference in Palm Desert last week, General Manager Allen met with Ernest Kim from Ameresco, who spoke at our July chapter meeting. Ameresco provides customer property-wide audits to uncover areas for cost savings from energy efficiency, energy management, and other infrastructure upgrades. The audit is free of charge and, if a project is found, they perform the upgrades at no cost to the agency. General Manager Allen has asked Ernest to start our audit and, if anything is found, he will bring a report to the board at a future meeting.

Director Gonzales believes it would be a good idea to extend an invitation to our legal counsel to attend the joint VVCSD and MHCS D meeting regarding the City of La Purisima.

6. CONSENT CALENDAR

A. Minutes of the Regular Meeting on August 4, 2026

B. Treasurer Report

- 1) Pro-forma Financial Statements as of June 30, 2026
- 2) Pro-forma Financial Statements as of July 31, 2026
- 3) Disbursements through August 31, 2026

C. Pro-forma Budget v Actual – Fiscal Year Ending 2026

Director Gonzales noted that he had spoken with FS Manager LeCavalier regarding expenditures associated with the LRWRP Upgrade project balance.

Director Gonzales referenced page 47, check #030783 for PureFlow; it was confirmed that this was the last of the invoices. Director Gonzales wanted to confirm that Trinity Consultants, listed under check #030788, was the same as Meridian Consultants. General Manager Allen confirmed that they are.

Director Lamont referenced page 60, questioning the 849% variance in non-operating income and the -748% change in net position. General Manager Allen explained that we earned more in interest than we budgeted and wrote off less than we budgeted.

Director Stassi referenced the column titled “Expenses to Date” on page 53 and compared this number to the “Expenses in FY 2025-26” column, stating that these numbers reflect that we did not spend what we had expected on Capital by \$300K. He was also pleased to see the report on page 22, showing Net Operating Income – Water, and the report for Water Operating Budget on page 57 reflect the same dollar amounts in both reports.

The following motion was made:

Motion by Director Stassi, seconded by Director Gonzales, 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. **CalPERS Resolution:** Adopt resolution to amend the contract with California Public Employees’ Retirement System (CalPERS) to include the existing PEPPRA benefits.

General Manager Allen explained that this is our final step in amending our contract with CalPERS to authorize the existing PEPRAs benefits. CalPERS would like this to be formalized in our contract. There is no cost, as we already provide PEPRAs benefits. This only formalizes the change that happened years ago when the law changed.

Director Gonzales referenced page 72, item 5, noting that the language in this contract would exclude board members. General Manager Allen confirmed this and stated that we would need to make another contract amendment to include board members.

The following motion was made:

Motion by Director Gonzales, seconded by Director Lamont, to waive the reading and adopt a resolution to authorize an amendment to the contract with California Public Employees' Retirement System (CalPERS) to include the existing PEPRAs benefits.

Roll Call Vote:

Ayes: Directors Cox, Gonzales, Heuring, Lamont and Stassi

Noes: None

Abstain: None

Absent: None

B. [PUBLIC HEARING] Code of Ordinance Revisions: Waive reading and adopt revisions to the Code of Ordinances.

Public Hearing Opened at 5:07 p.m.

General Manager Allen explained that this is the same Ordinance the directors received in redline version at the last meeting. The public notice was published in the newspaper under two separate public notices, as the two sections fall under two separate government codes.

Ordinance § 4.10 requires a Notice of Exemption from the California Environmental Quality Act (CEQA). If adopted, General Manager Allen will file this with the County Clerk. The rates will go into effect

60 days after adoption; the rest of the Ordinance will go into effect 30 days after adoption.

Public Hearing Closed at 5:10 p.m.

The following motion was made:

Motion by Director Lamont, seconded by Director Heuring, to find that the capacity charges are statutorily exempt from the California Environmental Quality Act (CEQA) and direct the General Manager to file a Notice of Exemption with the County Clerk, to waive the reading, and adopt the revised Code of Ordinances.

Roll Call Vote:

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 did not meet. However, they are planning to meet once they receive data on the completed Filter Project.

Director Stassi shared that while attending the CSDA Conference, a speaker suggested looking at your insurance deductions, as this might have an effect on how you determine your reserve requirements. Director Stassi would like this to be added to their agenda.

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

Director Gonzales reported that they did not meet.

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

Director Cox and Director 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 will be meeting on Wednesday, September 2.

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 Gonzales reported that there was no Chapter Meeting.

Director Stassi reported that the CSDA Annual Conference took place August 24 – 27. Director Stassi shared a handout titled “Six Items Re: Board Member Best Practices”. Director Stassi discussed each item.

General Manager Allen shared that she has electronic copies of all 51 presentations from the CSDA Annual Conference.

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

Director Lamont had no report.

C. Board President – Director Gonzales

President Gonzales shared that he met with General Manager Allen last Friday, August 28, to review the board package. They discussed

PG&E and the use of our property without permission or a conversation.

President Gonzales also noticed that many of our plants in front of the building are dying, as well as a broken sprinkler pipe. It was requested that General Manager Allen look into getting these issues addressed.

9. INFORMATIONAL CORRESPONDENCE

A. **US Drought Monitor:** California, August 25, 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 that she will be attending the CSDA Special District Leadership Academy this month in San Luis Obispo. She also attended the Tri-State Conference in Las Vegas with her full-time agency, which she found impressive and worthwhile.

Director Stassi shared that while at the CSDA Annual Conference, it was said that when you get a new board member, you should send them to training and that at some agencies this is a requirement.

Director Stassi went on to state that after seeing PG&E use our property as a staging area, he believes it would be wise to take a second look at what we would like to do with that property and what other options there might be. He stated that this property isn't creating revenue for the district, but is creating an expense. Director Gonzales suggested creating an ad hoc committee to look at the options for this section of our property. Director Lamont agreed to join the ad hoc committee with Director Gonzales.

Director Lamont apologized for being absent for the past two meetings, as he has been busy working through the many issues AI has brought to the industry. He has received briefings this week, and one point of concern is that the new tools used to breach companies and organizations are doing so within a span of 25 minutes.

Director Lamont suggested the idea of adding a Cybersecurity Preparedness Report as a monthly agenda item and distributed a copy of his proposal to the board. Ideally, he would like this to cover the Operational Technology (OT) and Information Technology (IT) side of our infrastructure to ensure our district is prepared and safe. General Manager Allen stated that this cannot be a closed session agenda item, as it is not one of the specific items that are allowed under closed session. Director Lamont said he will be in touch with other boards who have discussed this topic at their board meetings. It was confirmed by General Manager Allen that she is currently working on both OT and IT Incident Response plans as part of our cybersecurity grant. Director Lamont and General Manager Allen will meet to discuss this topic further. Director Lamont asked that this be added to the agenda for a brief, surface-level conversation.

11. ADJOURN

President Gonzales declared the meeting adjourned at 5:58 p.m.

Attest:

Signed:

Brianna Jennings
Secretary, Board of Directors

Richard Gonzales
President, Board of Directors