

AVILA BEACH COMMUNITY SERVICES DISTRICT

Post Office Box 309, Avila Beach, CA. 93424 Meeting Room and
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SPECIAL BOARD MEETING

1 PM Tuesday, November 18th, 2025

**STAFF AND PUBLIC MAY PARTICIPATE IN THIS MEETING IN PERSON AT THE ADDRESS ABOVE OR, VIA
TELECONFERENCE AND/OR ELECTRONICALLY.**

ZOOM MEETING: <https://us02web.zoom.us/j/4111787571> Meeting ID: 411 178 7571

Password: No Password Required.

BY PHONE: 1-669-900-9128

In accordance with Government Code Section 54953(b), this agenda will be posted at the above teleconference location and this location will be accessible to the public.

1. CALL TO ORDER: 1:00 P.M.

2. ROLL CALL: Board Members:

Pete Kelley, President
Ara Najarian, Vice President
Kristin Berry, Director
Howie Kennett, Director
John Janowicz, Director

3. PUBLIC COMMENT

Members of the public wishing to comment on or bring forward any items concerning District operations **which do not appear on today's agenda** may address the Board now. Please state your name and address before addressing the Board and **limit presentations to 3 minutes**. State law does not allow Board action on items not appearing on the agenda.

4. INFORMATION AND DISCUSSION ITEMS

County Reports

1. SLO County Sheriff Department
2. CalFire/County Fire Department

Reports on Attended Conferences, Meetings, and General Communications of District Interest

5. CONSENT ITEMS:

These items are approved with one motion. Directors may briefly discuss any item, or may pull any item, which is then added to the business agenda.

A. Minutes of October 14th, 2025, Regular Board Meeting

- B. Monthly Financial Review for October 2025
- C. General Manager and District Engineer Report
- D. Water and Wastewater Operations Reports for October 2025

6. DISCUSSION OF PULLED CONSENT ITEMS

At this time, items pulled for discussion from the Consent Agenda, if any, will be heard.

7. BUSINESS ITEMS: Items where Board action is called for.

- A. Local Fire Code Update, Ordinance No. 2025-01
(Action Required: Open Public Hearing for first reading of proposed Ordinance No. 2025-01 providing revisions to the District’s Fire Code)
- B. Consider Awarding a Contract for preparation and painting of the interior and exterior of District Office located at 100 San Luis Street, Avila Beach. (Action Required: Receive Staff Report and consider awarding a contract or provide other direction to staff.)
- C. Request for Consideration of Waiving Sewer Fees from Mr. Douglas Paulk, 217 San Miguel Street.
(Action Required: Consider Mr. Paulk’s request and provide direction to staff)
- D. Election of Officers and Board Committee Appointments for 2026
(Action Required: Elect Board Officers and Committee Appointments for calendar year 2026)
- E. Review/Approve 2026 Board Meeting Schedule
(Action Required: Receive Staff Report and provide direction to staff)

8. PUBLIC COMMENT ON CLOSED SESSION ITEM

9. CLOSED SESSION

A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2). Number of cases: One.

10. REPORT ON CLOSED SESSION/ANNOUNCEMENT OF ACTION, IF ANY, TAKEN IN CLOSED SESSION.

11. COMMUNICATIONS/ CORRESPONDENCE

At this time, any Director, or Staff, may ask questions for clarification, make any announcements, or report briefly on any activities or suggest items for future agendas.

12. ADJOURN

No meeting in December. The next Regular Board meeting is scheduled for Tuesday, January 13th, 2026, at 1:00 P.M.

Any writing or document pertaining to an open session item on this agenda which is distributed to a majority of the Board after the posting of this agenda will be available for public inspection at the time the subject writing or document is distributed. The writing or document will be available for public review in the District Administration Office, 100 San Luis Street, Avila Beach, CA during normal business hours. Consistent with the Americans with Disabilities Act and California Government Code Section 54954.2 requests for disability related modification or accommodation, including auxiliary aids or services may be made by a person with a disability who requires the modification or accommodation in order to participate at the above referenced public meeting by contacting the District at 805-595-2664.