

MINUTES OF BOARD OF DIRECTORS MEETING
Avila Beach Community Services District
Tuesday, October 8th, 2024
1:00 P.M.

1. CALL TO ORDER

President Kelley called the meeting of the Board of Directors of the Avila Beach Community Services District, to order at 1:05 P.M. on the above date, in the Avila Beach Community Services District Building, 100 San Luis Street, Avila Beach, California.

2. ROLL CALL

Board Members Present	Pete Kelley Howie Kennett John Janowicz Kristin Berry Ara Najarian
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Board Members Absent:	None
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Staff Present:	Brad Hagemann, General Manager & District Engineer Kristi Dibbern, Office Manager
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Operations:	Shawn Powell, Chief Plant Operator
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Legal Counsel:	Craig Parton from Price, Postal, & Parma via Zoom
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3. PUBLIC COMMENTS

4. INFORMATION AND DISCUSSION ITEMS

President Kelley noted that a “Town Hall” meeting will be hosted by Dawn Ortiz-Legg at 6 P.M. on October 15th, 2024 at the Civic Association. Please register if you plan on attending.

A. County Reports

Sheriff’s Report: Sheriff MacDonald reported 88 calls for service last month. Sixteen preventive patrol stops, 6 disturbances, and one suspicious circumstance were investigated. One vandalism took place in Pirate’s Cove. One grand theft was reported, a cell phone was reported stolen. The Sheriff reported nine that enforcement stops were conducted in Avila this month.

Cal Fire: Chief Lee was called away on a fire at the time of the meeting. No Report.

5. PUBLIC COMMENT ON CLOSED SESSION ITEM

NO COMMENTS.

6. CLOSED SESSION

The Board convened to closed session at 1:30 PM to discuss the following items:

A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

**Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2).
Number of cases: One.**

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

The Board returned to regular session at 2:07 PM.

No reportable action was taken by the Board of Directors.

7. CONSENT ITEMS

Director Janowicz made a motion to approve the Consent Items. It was seconded by Director Berry and passed with a roll call vote 5-0.

AYES: John Janowicz
 Kristin Berry
 Howie Kennett
 Ara Najarian
 Pete Kelley

NOES: None

ABSENT: None

9. DISCUSSION OF PULLED CONSENT ITEMS: None

10. BUSINESS ITEMS:

A. Will Serve for 502 First Street APN 076-213-077

The owner of the property, Victor Montgomery, joined the meeting at 2:10 pm via Zoom. The applicant is requesting to remove the existing 3-bdrm SFR and replace it with a two-story mixed-use project that includes 928 SF of commercial space: 448 SF ADU and a 2052 SF 2-bdrm SFR. Staff estimates water may increase 20-25% over the 3-5 units for the existing 3-bedroom SFR. Director Janowicz made a motion to grant a Preliminary Will Serve to 502 First Street, it was seconded by Director Berry and passed with a roll call vote 5-0.

AYES: John Janowicz
 Kristin Berry
 Howie Kennett
 Ara Najarian
 Pete Kelley

NOES: None

ABSENT: None

B. Provide a Recommendation to the County Board of Supervisors for filling two, four-year positions on the District's Governing Board. Directors Kennett and Berry have indicated that they are willing to fill the positions. Director Najarian made a motion to recommend Directors Howie Kennett and Kristin Berry to the Board of Supervisors to fill a four-year term. It was seconded by Director Janowicz and passed with a roll call vote 5-0.

AYES: Ara Najarian
 John Janowicz
 Kristin Berry
 Howie Kennett
 Pete Kelley

NOES: None

ABSENT: None

ADJOURNMENT: The meeting was adjourned at approximately 2:30 PM.

NEXT MEETING November 12th, 2024, at 1:00PM.

These minutes are not official nor a permanent part of the records until approved by the Board of Directors at their next meeting.

Respectfully submitted,



Brad Hagemann, PE
General Manager