



## CAYUCOS SANITARY DISTRICT

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[www.CayucosSanitaryDistrict.gov](http://www.CayucosSanitaryDistrict.gov)

AGENDA ITEM:

**3.A.1**

### GOVERNING BOARD

R. Enns, President  
S. Lyon, Vice-President  
J. Curti, Director  
J. Smith, Director  
J. Clark, Director

### BOARD OF DIRECTORS REGULAR MEETING MINUTES THURSDAY, SEPTEMBER 18, 2025 AT 5:00 P.M. 200 ASH AVENUE, CAYUCOS, CALIFORNIA 93430

#### 1. ESTABLISH QUORUM AND CALL TO ORDER

President Enns called the meeting to order at 5:00 p.m.

**Directors Present:** President Robert Enns, Vice-President Shirley Lyon, Director John Curti, and Director Justin Smith (Director Joe Clark arrived at 5:12 p.m.)

**Staff Present:** Interim District Manager Will Clemens and Administrative Services Manager/Board Secretary Amy Lessi

#### 2. PUBLIC COMMENT

None

#### 3. CONSENT CALENDAR: Recommended to Approve

##### A. Meeting Minutes

1. Approval of minutes for the August 21, 2025 Board of Directors Regular Meeting
2. Approval of minutes for the August 21, 2025 Finance Committee Meeting

##### B. Financial Reports: August 2025

1. Cash, Savings, and Investment Report
2. Check Registers – Wells Fargo (General & CIP Checking Accounts)
3. Budget vs. Actual Status Report FY
4. Capital Improvement Projects Report

Referring to page 22 of the packet, Director Curti questioned the “Other Income” and “Will-Serve Income” line items. Manager Clemens replied that the “127%” figure for “Other Income” is due to a reimbursement received for engineering costs associated with the Steinmann project on Lucerne Dr. “Will-Serve Income” is simply a projection based on income earned the previous year, and fluctuations are often a reflection of the economy.

**Public Comment:** None

**Motion:** By Director Curti to approve items on the Consent Calendar as prepared

**Second:** By Director Smith

**Vote:** 4-0 Motion passed

#### 4. STAFF COMMUNICATIONS AND INFORMATION ITEMS: No Action Required

##### A. District Manager’s Report: August 2025

##### B. Will-Serve Activity: August 2025

1. **New Will-Serves:** None
2. **Extended Will-Serves:**
  - 302 Pacific Ave. / Newman / 064-148-001 / SFR Remodel

### 3. **Finalized Will-Serves:**

- 3519 Studio Dr. / Tomlinson / 064-445-009 / SFR Addition
- 31, 33 N 3rd St. / Schneider / 064-124-007 / MFR Remodel

Director Curti wondered when the UV Bulb Replacement Project will occur, and Manager Clemens replied that the timeframe for replacement is based on the number of hours the bulbs have been in operation. It is projected that replacements will be needed in November or December, and another vessel's bulbs will need replacement in the spring. Director Clark arrived at 5:12 p.m.

**Public Comment:** None

**Items 4.A – B were received and accepted.**

### 5. **DISCUSSION AND CONSIDERATION TO SUBMIT A BALLOT FOR THE LOCAL AGENCY FORMATION COMMISSION SPECIAL DISTRICT ALTERNATE MEMBER**

**Public Comment:** None

**Motion:** By Director Curti to vote for Justin Smith on the ballot for the LAFCO Special District alternate member

**Second:** By President Enns

**Vote: 5-0** Motion passed

### 6. **DISCUSSION AND CONSIDERATION OF APPROVAL OF AN AGREEMENT FOR CONSULTANT SERVICES WITH OPTIMIZED INVESTMENT PARTNERS FOR SPECIAL INVESTMENT ADVISORY SERVICES**

Vice-President Lyon asked if Manager Clemens considered obtaining a comparable entity's review for a second opinion. Manager Clemens responded that OIP is the only business he's aware of that offers such services to agencies as small as Cayucos Sanitary District, but can attest that several other local entities have partnered with OIP and are appreciating increased returns. He clarified that OIP would not have access to District funds; they offer advice and recommendations, and the District Manager may choose to agree or disagree with their counsel. Directors Smith and Curti requested clarification on the term and what would be payable upon termination of the agreement. Manager Clemens replied that the agreement is cancellable with 30 days' notice, and the District would be responsible for services provided up to the date of termination (no additional fees). President Enns stated he appreciated OIP's presentation and expertise during the previously held Finance Committee Meeting and recommended approval of the agreement. Vice-President Lyon agreed.

**Public Comment:** None

**Motion:** By Director Curti to approve an agreement for consultant services with Optimized Investment Partners for special investment advisory services

**Second:** By Director Smith

**Vote: 5-0** Motion passed

### 7. **CLOSED SESSION**

#### **A. Public Employment Pursuant to Government Code Section 54957 (b)**

**Title:** District Manager

#### **B. Conference With Real Property Negotiator Pursuant to Government Code Section 54956.8**

**Property:** APNs 066-331-032, -033, and -034; 160 and 180 Atascadero Road and 1700 Embarcadero, Morro Bay

**Agency Negotiator:** Interim District Manager, Will Clemens

**Negotiating Parties:** Interim City Manager, Andrea Lueker (City of Morro Bay)

**Under Negotiation:** Price/terms of payment

**Public Comment:** None

At 5:30 p.m., President Enns announced that the Board would transition to closed session.

**Directors Present During Closed Session:** President Enns, Vice-President Lyon, Director Curti, Director Smith and Director Clark

**Staff Present During Closed Session:** Interim District Manager Will Clemens

Open Session reconvened at 6:07 p.m.

**Items to report from Closed Session:** None

### **8. BOARD MEMBER COMMENTS**

President Enns thanked Manager Clemens for his expertise and contributions thus far. Director Curti shared his availability during the month of October.

### **9. FUTURE SCHEDULED MEETINGS**

- October 16, 2025 – Regular Board Meeting
- November 20, 2025 – Regular Board Meeting
- December 18, 2025 – Regular Board Meeting

### **10. ADJOURNMENT**

The meeting adjourned at 6:09 p.m.

**Minutes Respectfully Submitted By:**

X 

Amy Lessi  
Administrative Services Manager/Board Secretary