

**Los Osos Community Services District – Board of Directors
Minutes of the Special Meeting of February 13, 2025**

AGENDA ITEM	DISCUSSION OR ACTION
<p>1. CALL TO ORDER FLAG SALUTE ROLL CALL</p>	<p>President Womack called the meeting to order at 4:00 p.m. and led the Flag Salute.</p> <p>Roll Call: Chuck Cesena, Director – Present Tom Cross, Director – Present Richard Hubbard, Director – Present Matthew Fourcroy, Vice President – Present Christine Womack, President - Present</p> <p>The following Staff was present: Ron Munds, General Manager Craig Steele District Counsel Laura Durban, Administrative Services Manager Margaret Falkner, Utilities Systems Manager</p>
<p>2. ANNOUNCEMENT OF CLOSED SESSION ITEMS</p> <p>A. Conference With Real Property Negotiator [Pursuant to Government Code §54956.8] Property: Sunnyside Elementary School Site [880 Manzanita Dr. Los Osos, CA 93402] District Negotiator: General Manager Munds - Negotiating Parties: San Luis Coastal Unified School District; County of San Luis Obispo Under Negotiation: Price and Terms of Payments</p>	<p>President Womack announced Closed Session [Pursuant to Government Code §54956.8]</p> <p>Public Comment - Jeff Edwards commented on zoning, price, the cost of improvements, the County as a partner, the community's ability to afford it, the town hall meeting, and residents' cost.</p>
<p>3. ADJOURN TO CLOSED SESSION</p>	<p>President Womack adjourned to Closed Session at 4:05 p.m.</p>
<p>4. RECONVENE TO OPEN SESSION - 5:00PM</p>	<p>President Womack reconvened the meeting to Open Session at 5:00 p.m.</p>
<p>5. REPORT OUT OF CLOSED SESSION</p>	<p>President Womack reported that the Board has appointed an Ad Hoc Committee to discuss Sunnyside School, with Vice President Matthew Fourcroy and Director Tom Cross serving on the committee.</p> <p>Public Comment – Ron Roach, District 3 County Park Commissioner, supports Sunnyside being given to the district, since Los Osos taxpayers already paid for it. He also inquired about Wallace Group involvement.</p> <p>Vice President Fourcroy commented that the Wallace Group's involvement in the Dog Park was a donation of time.</p>
<p>6. GENERAL ACTION ITEMS</p> <p>A. Sunnyside School Status Update</p>	<p>General Manager Munds provided the background of the 60-day notice, County discussions, CSD Board meetings and proposals, and a future town hall meeting.</p> <p>Public Comment – Tom Maier, a youth sports coach, commented on the importance of active recreation and addressing community needs in Los Osos.</p> <p>Karen Kimura, President of Pickleball, commented on the necessity for active recreation and the community's support in Los Osos.</p> <p>Pat Kimball commented on having preliminary numbers for the community to consider and decide if they are willing to pay and commented on finding a creative funding.</p> <p>Jeff Edwards commented that the property would be best used for downtown development. The focus should be on district and community priorities and whether residents will want to pay more taxes for parks and recreation.</p>

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	<p>Administrative Services Manager read a written comment - Craig Baltimore commented on a KSBY article of January 29th, 2025, suggested the school district to pay the CSD to take the property off their hands and inquired if the CSD can afford proper management of the property.</p> <p>Ron Roach commented on obtaining cost information from the County and consider revenue generation by renting the facilities.</p> <p>Richard Margetson inquired about a County finance package and the use of surplus from solid waste for a community-wide amenity.</p> <p>General Manager Munds responded that the franchise fee most likely cannot be used.</p> <p>Director Cesena commented on receiving a reduction in the price if the District is responsible.</p> <p>President Womack commented on competing with interested private party ownership.</p> <p>Vice President Fourcroy voiced support for Wallace Group, outreach to the community for support and attract County participation from all Supervisors.</p> <p>President Womack inquired about outreach plans.</p> <p>General Manager Munds commented on talking with stakeholder groups to help.</p> <p>Vice President Fourcroy moved that the Board:</p> <ol style="list-style-type: none"> 1. Approve expenditures from Fund 900 to support the inquiry into the purchasing Sunnyside School; and 2. Authorize the General Manager to execute an agreement with Wallace Group for a preliminary design, project cost estimates and community outreach services. <p>The motion was seconded by Director Cesena and the motion passed unanimously.</p>
7. ADJOURNMENT	The meeting was adjourned at 5:32 p.m.