

Board of Directors

Jorge Magana, President
Steve Dietrich, Vice President
Matt Starbuck, Director
Jim Keeling, Director
Glen McLeod, Director



1550 East Burton Mesa Blvd.
Lompoc, California, 93436-2100
805.733.4366
www.mhcsd.org

Mike Garner, General Manager

Mission Hills Community Services District Board of Directors
Regular Meeting

Wednesday, December 17, 2025
4:30 PM

1550 East Burton Mesa Blvd, Lompoc, CA - District Board Room

1. Call to Order and Pledge of Allegiance

2. Roll Call

3. Public Comment – Members of the public may address the Board on any item within the jurisdiction of the Board not included on this agenda for up to 3 minutes. **If you cannot attend, you can submit comments before the meeting to admin@mhcsd.org before 1:00 PM, Tuesday, December 16, 2025.**

4. Consent Agenda - Staff recommends that the Directors approve the Consent Agenda in one motion. Members of the public may comment on a consent item (3 minutes maximum per speaker). Directors may pull a consent item for discussion or a separate vote.

A. Consideration of Approval of Minutes from:

i.) October 15th, 2025

B. Activity Reports for October & November 2025

- i) General Manager and Administration Reports
- ii) Water and Wastewater

C. Financial Reports for October & November 2025

- i) Revenue and Expenses: Previous Year Comparison
- ii) Disbursements Journal
- iii) Variation from Projected Income
- iv) Bank Account Summary
- v) Budget to Actual

D. Regular Business

- A.** Discuss and Consider Approval of Letter Authorizing Negotiations for an Agreement with City of Lompoc to Connect to Lompoc Regional Wastewater Reclamation Plant for Treatment of District Wastewater.
- B.** Discuss and Consider Approval of Letter Supporting Leave93436.org Addressing Leaving 93436 Zip Code.

6. Communications - The Board of Directors may ask a question for clarification, make an announcement, or report briefly on recent activities or conferences. Also, Directors may provide references to staff or other resources for information, and direct staff to place a topic or report on a future committee or regular meeting agenda.

- A. General Manager's Comments
- B. Directors' Comments
- C. Public Comments (up to 3 minutes for topics within the District's jurisdiction)

Regular Board Meetings are held on the third Wednesday of each month beginning at 4:30 PM

Copies of the staff reports, or written materials provided for Mission Hills CSD for Open Session agenda items may be obtained upon request and are also available at the Customer Service Counter of the District Office for public inspection and reproduction during regular business hours. Closed-session items are not available for public review.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting or if you need the agenda or other documents in the agenda packet provided in an alternative format, contact the Board Secretary at 805.733.4366 at least 48 hours before the meeting to ensure that reasonable arrangements can be made. (Agenda Prepared under Government Code Section 54954.2)

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Mike Garner, General Manager

Mission Hills Community Services District Board of Directors
Regular Meeting Minutes
Wednesday, October 15th, 2025
1550 East Burton Mesa Blvd, Lompoc, CA – District Board Room

The Regular Meeting of the Board of Directors of the Mission Hills Community Services District was called to order at 4:33 pm on Wednesday, October 15, 2025, at the District Board Meeting Room, 1550 East Burton Mesa Blvd, Lompoc, CA

Directors Present: By Roll Call: Jorge Magana, Matthew Starbuck, Glen McLeod, Jim Keeling, Steve Dietrich via teleconference

Directors Absent: None

Staff Present: Mike Garner, Javier Rodriguez, Carol Reynolds, Arleen Block

Others Present: None

- 1. Call to Order and Pledge of Allegiance
- 2. Roll Call
- 3. Public Comment – No public comments were received

4. Consent Agenda

A. APPROVE MINUTES

- i.) September 17,2025

B. Activity Reports for October

- i) General Manager and Administration Reports
- ii) Water and Wastewater

C. Financial Reports for October

- i) Revenue and Expenses Previous Year Comparison
- ii) Disbursements Journal
- iii) Variation from Projected Income

- iv) Bank Account Summary
- v) Budget to actual

Approved Consent Items:

Motion was made by Director Jorge Magana and seconded by Director Jim Keeling to approve the Consent Agenda as presented.

The motion passed by a 5-0 vote

Ayes: Director Jorge Magana, Director Matthew Starbuck, Director Glen McLeod, Director Jim Keeling, Director Steve Dietrich

Noes: None

Absent: None

5. Regular Business

A. Discuss and consider giving GM Authority to sign Grant/SRF Loan Documents

A Motion was made by Director Jorge Magana and seconded by Director Matthew Starbuck to approve signing Authority to GM Mike Garner regarding signing Grant and SRF loan documents.

The Motion Passed 5-0 Vote

Ayes: Director Jorge Magana, Director Matthew Starbuck, Director Glen McLeod, Director Jim Keeling, Director Steve Dietrich

Noes: None

Absent: None

6. Communications - The Board of Directors may ask a question for clarification, make an announcement, or report briefly on recent activities or conferences. Also, Directors may provide references to staff or other resources for information, and direct staff to place a topic or report on a future committee or regular meeting agenda.

A. General Manager's Comments – None

B. Director Comments – Director Steve Dietrich gave his resignation verbally, with a letter to be sent to General Manager Mike Garner & Administrative Services Manager Carol Reynolds. President Jorge Magana thanked him for working with the board.

C. Public Comments - None

With no further business before the Board, the meeting was adjourned at 5:55 pm

Respectfully Submitted:

Arleen Block

X _____

President, Jorge Magana

X _____

Board Secretary, Arleen Block



General Manager and Administrative Activity Reports
October and November 2025

General Manager Report

Grants/Loans-Continuing work with California Consulting on grants/loans for the Lompoc sewer project and water line from tank.

MNS Engineering- They are working on a comprehensive cost comparison for the sewer project, between tying into the city or upgrading to a conventional plant.

Park Grant- We finally received our first reimbursement check for just over \$16,000. Will be starting next phase after the first of year.

Employee - Jose Acosta has left the district to work for a private firm. We are currently working on a replacement for him.

Administrative Services Manager

Participated in the CSDA Board of Directors Meeting. Participated in Board Meeting & As is customary Board Meeting preparation. Assisted customers, Prepared Bank Deposits. Facilitated money transfers between accounts as warranted. Kept abreast of the District priorities on a weekly basis by both the General Manager and the Operations Supervisor. Evaluated daily Grant Opportunities for District. Continued to Train District Accountant

Accountant

Working with management on journal entries, accounts payable and receivable. Learning the Financial Reports process for Board Packets.

Board Secretary/Admin Analyst & Customer Service Representative II

Compiled Board Packet, Completed Employee Expense Reports
Applied 10% Late Fee for non-payment of October 107 Accounts
Past Due Letter Mailed October 296 Accounts
Working on collection of delinquent accounts.

Applied 10% Late Fee for non-payment of November 129 Accounts
Past Due Letter Mailed November 272 Accounts
Working on collection of delinquent accounts.



Board of Directors:
 President; Jorge Magana
 Vice President; Steve Dietrich
 Director; Jim Keeling
 Director; Matthew Starbuck
 Director; Glen McLeod

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Mike Garner, General Manager

**MISSION HILLS COMMUNITY SERVICES DISTRICT
 Water and Wastewater Report – October & November**

October	
<u>Water</u>	<u>Wastewater</u>
Monthly Distributed: 14.30 MG	Total Monthly Influent Flow: 6.39 MG
Daily Average: 0.46 MGD	Daily Average: 0.20 MGD
Monthly Sold: 12.30 MG	Ratio of Daily returned Flow: 43%
Unaccounted Water: 2.0 MG (14%)	(0.20/0.46 = 0.43)
November	
<u>Water</u>	<u>Wastewater</u>
Monthly Distributed: 11.30 MG	Total Monthly Influent Flow: 5.23 MG
Daily Average: 0.37 MGD	Daily Average: 0.17 MGD
Monthly Sold: 9.06 MG	Ratio of Daily returned Flow: 46%
Unaccounted Water: 2.24 MG (19%)	(0.17/0.37 = 0.46)

Water

Compliance

- Submitted the State Water Resource Control Board (SWRCB) Monthly reports.

Distribution System Maintenance/Repair

- Replaced **45** Hersey meters to Kamstrup meters. **1089** of **1312** meters total were replaced.
- Water main line repairs: **2** – Via Arnez (2)
- Water service line repair: **3**
- Installed **1** new water service line for a new construction on Harris Dr.



Treatment Plant

- Backwash tank discharge was rerouted to the wastewater treatment plant.
- Float Switches were replaced in the lift station at the water treatment plant.

Wells & Pumping

- The California Title 22 water analysis at Well 8 passed.

Preventative Maintenance Program:

October

- Hydrant Maintenance: **7** 91 /106 YTD
- Valve exercised: **10** 151/175 YTD
- Dead End Flushing: **N/A**

November

- Hydrant Maintenance: **15** 106/106 YTD
- Valve exercised: **24** 175/175 YTD
- Dead End Flushing: **N/A**

Wastewater

Compliance

- The 3rd Quarter Self-Monitoring Report (SMR) was submitted.
 - WWTP received a violation for exceeding the 25-month rolling median average for Total Nitrogen at the Monitoring Well.
- Collected all weekly settleable solids samples.
- Submitted the Monthly No Spill Report.

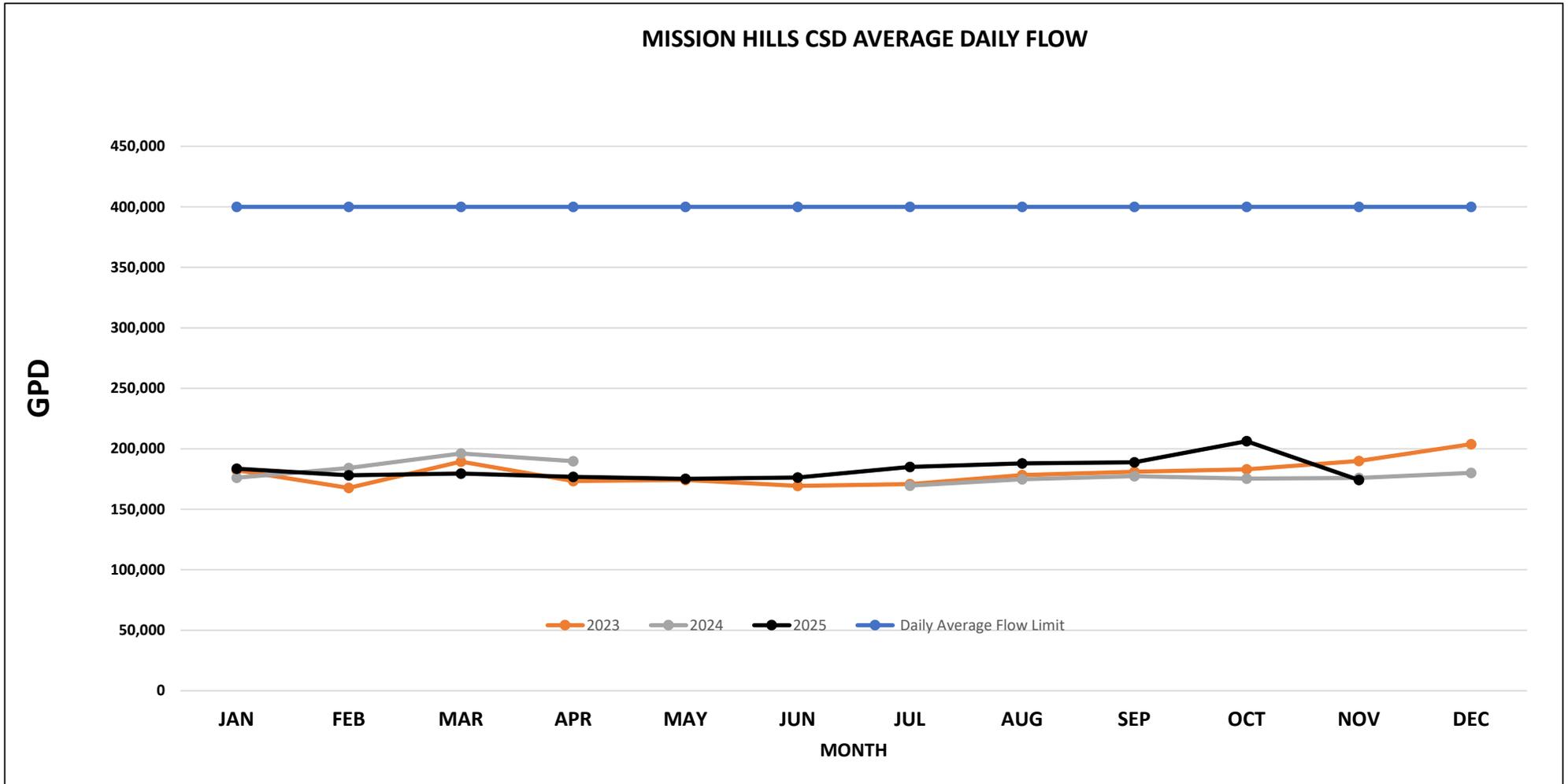
Wastewater Plant

- Cleaned and jetted the Pond 1 influent sewer line at the Headworks
- Staff replaced the grinder at the headworks.
- Performed weekly laboratory in-house samples.

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MHCSD AVERAGE DAILY WASTEWATER FLOW (GPD)

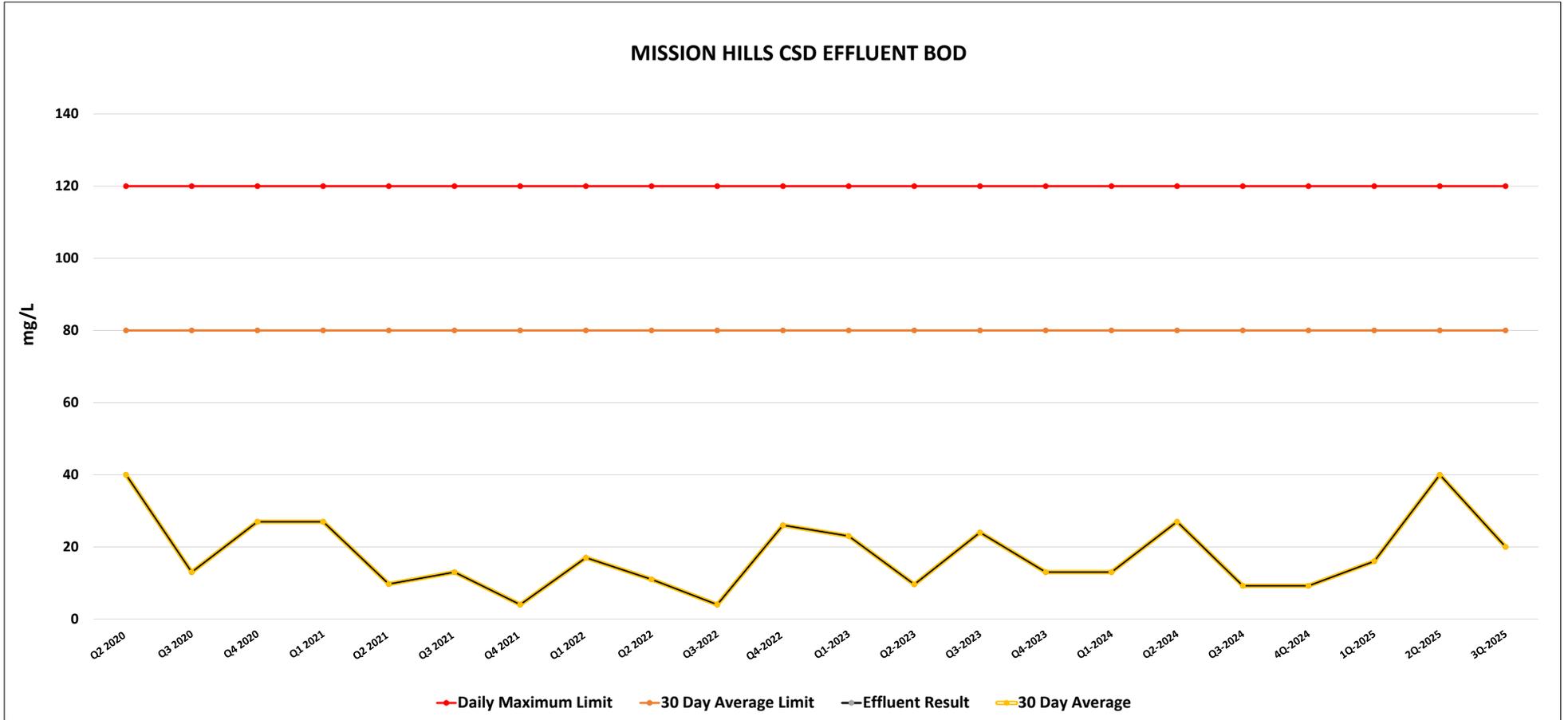
MONTH	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Daily Average Flow Limit	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
2023	182,227	167,689	189,351	173,446	174,311	169,441	170,812	178,317	181,009	183,039	190,019	203,847
2024	176,039	184,061	196,175	189,774			169,626	174,891	177,358	175,452	176,004	180,042
2025	183,577	178,078	179,587	176,856	175,259	176,370	185,035	187,896	188,808	206,308	174,291	



MISSION HILLS CSD EFFLUENT BOD (mg/L)

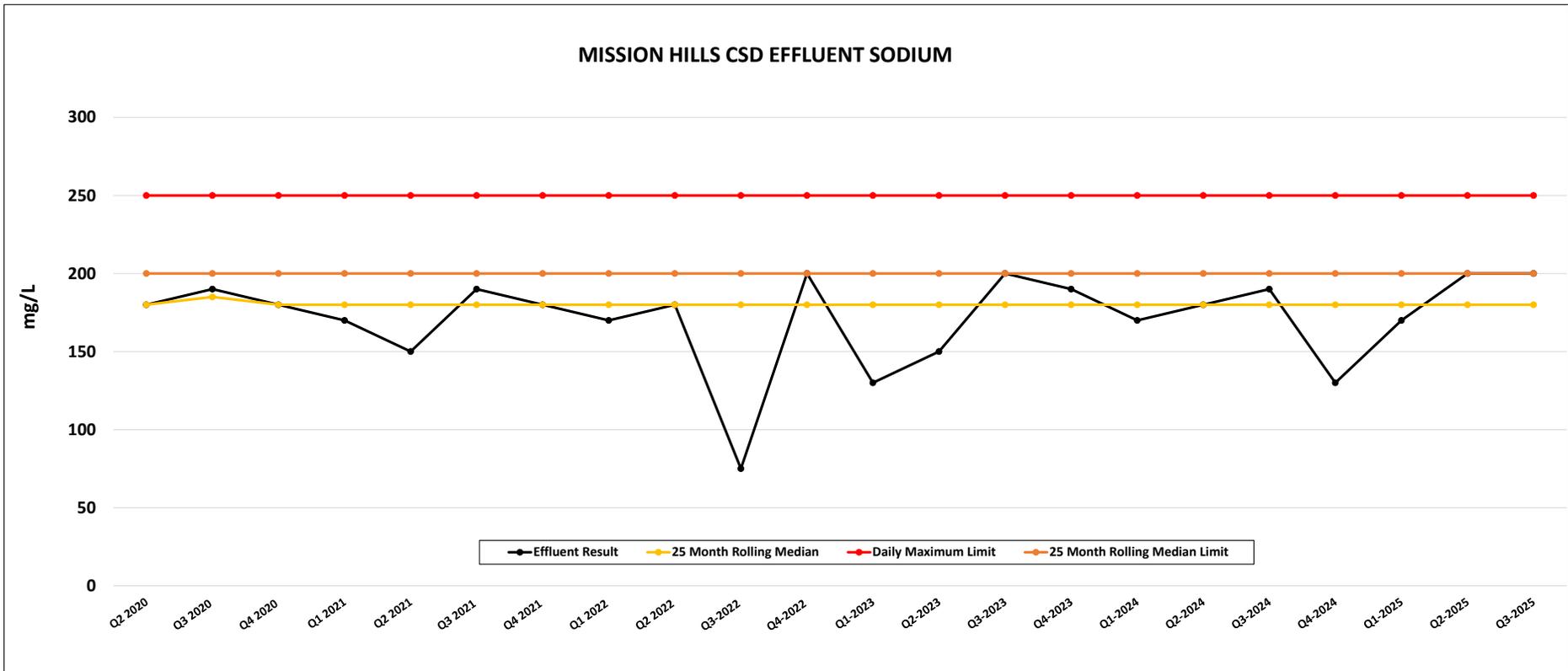
MONTH	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3-2022	Q4-2022	Q1-2023	Q2-2023	Q3-2023	Q4-2023	Q1-2024	Q2-2024	Q3-2024	Q4-2024	Q1-2025	Q2-2025	Q3-2025
Daily Maximum Permit Limit	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120
30 Day Average Permit Limit	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80
Effluent Result	>40	13	27	27	10	13	<4.0	17	11	<4.0	26	23	10	24	13	13	27	9	9	16	40	20
30 Day Average	>40	13	27	27	10	13	<4.0	17	11	<4.0	26	23	10	24	13	13	27	9	9	16	40	40

Non-detect, estimated, and greater than (>) results are graphed at their reporting levels or as reported by lab.



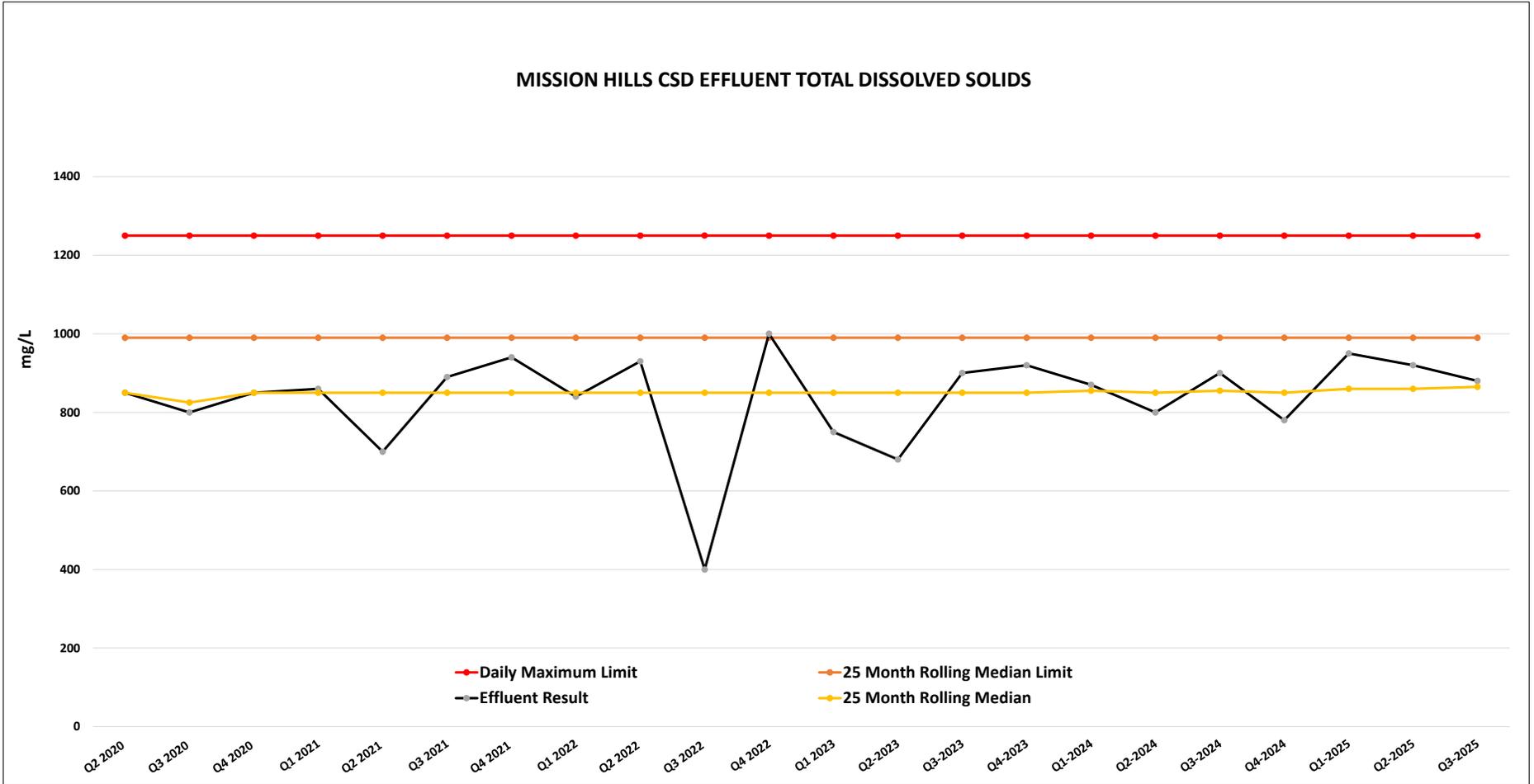
MISSION HILLS CSD EFFLUENT SODIUM (mg/L)

MONTH	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3-2022	Q4-2022	Q1-2023	Q2-2023	Q3-2023	Q4-2023	Q1-2024	Q2-2024	Q3-2024	Q4-2024	Q1-2025	Q2-2025	Q3-2025
Daily Maximum Permit Limit	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
25 Month Rolling Median Limit	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200
Effluent Result	180	190	180	170	150	190	180	170	180	75	200	130	150	200	190	170	180	190	130	170	200	200
25 Month Rolling Median	180	185	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180



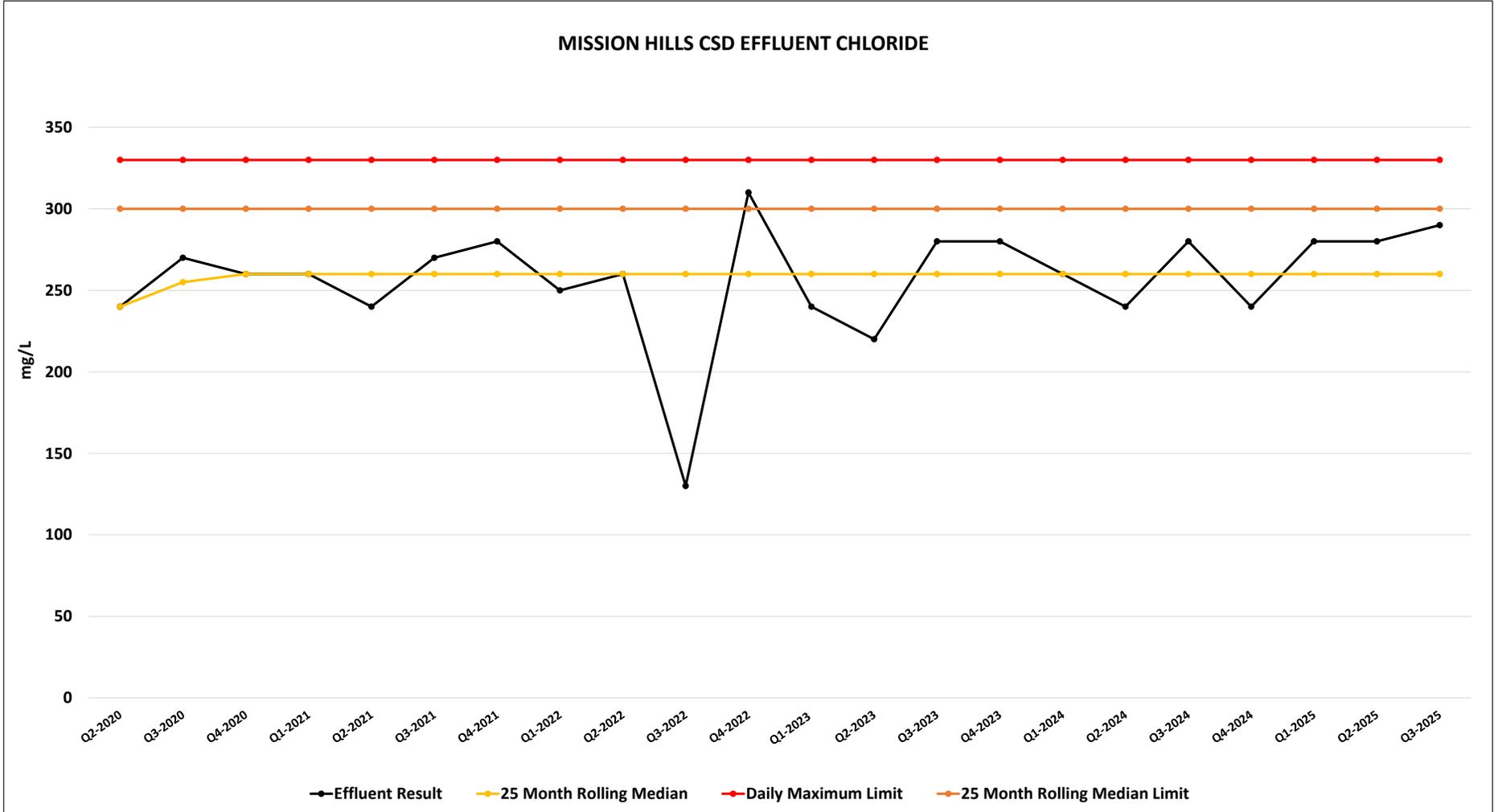
MISSION HILLS CSD EFFLUENT TOTAL DISSOLVED SOLIDS (mg/L)

MONTH	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025	Q2 2025	Q3 2025
Daily Maximum Permit Limit	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250
25 Month Rolling Median Limit	990	990	990	990	990	990	990	990	990	990	990	990	990	990	990	990	990	990	990	990	990	990
Effluent Result	850	800	850	860	700	890	940	840	930	400	1,000	750	680	900	920	870	800	900	780	950	920	880
25 Month Rolling Median	860	860	855	860	855	860	860	860	860	860	860	860	855	860	860	860	860	860	860	860	860	860



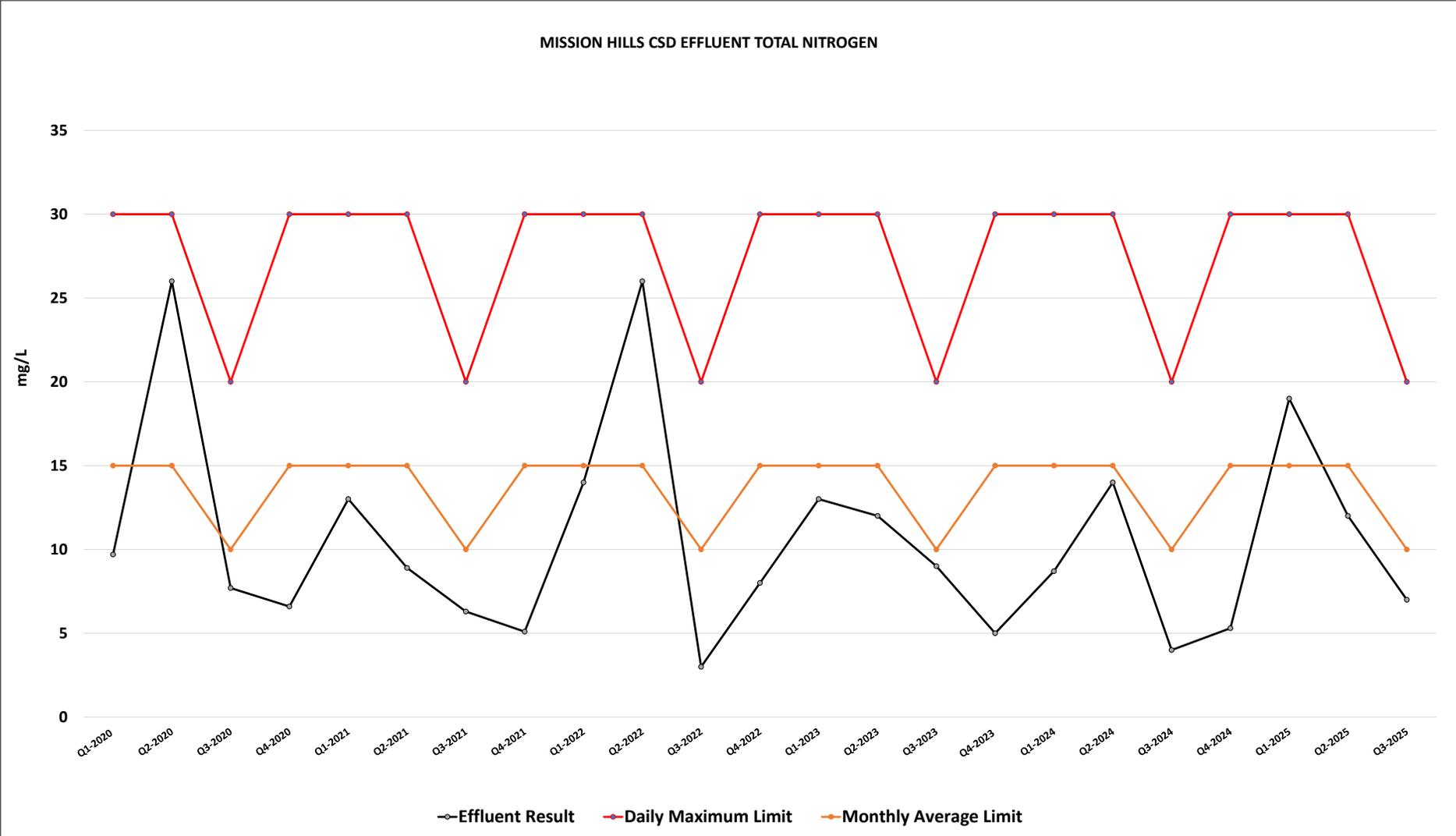
MISSION HILLS CSD EFFLUENT CHLORIDE (mg/L)

MONTH	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Q4-2022	Q1-2023	Q2-2023	Q3-2023	Q4-2023	Q1-2024	Q2-2024	Q3-2024	Q4-2024	Q1-2025	Q2-2025	Q3-2025
Daily Maximum Permit Limit	330	330	330	330	330	330	330	330	330	330	330	330	330	330	330	330	330	330	330	330	330	330
25 Month Rolling Median Limit	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
Effluent Result	240	270	260	260	240	270	280	250	260	130	310	240	220	280	280	260	240	280	240	280	280	290
25 Month Rolling Median	245	250	255	260	255	260	260	260	260	260	260	260	255	260	260	260	260	260	260	260	260	260



MISSION HILLS CSD EFFLUENT TOTAL NITROGEN (mg/L)

MONTH	Q1-2020	Q2-2020	Q3-2020	Q4-2020	Q1-2021	Q2-2021	Q3-2021	Q4-2021	Q1-2022	Q2-2022	Q3-2022	Q4-2022	Q1-2023	Q2-2023	Q3-2023	Q4-2023	Q1-2024	Q2-2024	Q3-2024	Q3-2024	Q1-2025	Q2-2025	Q3-2025
Daily Maximum Permit Limit	30	30	20	30	30	30	20	30	30	30	20	30	30	30	20	30	30	30	20	30	30	30	30
Monthly Average Limit	15	15	10	15	15	15	10	15	15	15	10	15	15	15	10	15	15	15	10	15	15	15	15
Effluent Result	10	26	8	7	13	9	6	5	14	26	3	8	13	12	9	5	9	14	4	5	19	12	7



Mission Hills Community Services District
Disbursements Journal

October 2025

	Date	Num	Name	Amount	Explanation
1000 · FSB - Operating 1535412					
	10/15/2025	34721	ACECO Equipment Rentals	0.00	
	10/15/2025	34722	ACWA/JPIA *Medical Insurance	-18,088.70	Monthly Insurance
	10/15/2025	34723	Bremer Auto Parts	-55.43	
	10/15/2025	34724	Brenntag Pacific, Inc	-5,018.80	Chemicals
	10/15/2025	34725	Carmel & Naccasha LLP	-1,683.01	Legal Fees
	10/15/2025	34726	Central City Tool Supply	-954.11	
	10/15/2025	34727	Clinical Labs of San Bernardino	-458.00	
	10/15/2025	34728	Comcast	-182.68	
	10/15/2025	34729	County of Santa Barbara- Ger	-1,159.08	Vehicle Maintenance & Gas
	10/15/2025	34730	De Lage Landen Financial Ser	-231.57	
	10/15/2025	34731	DeBolt Electric	-212.00	
	10/15/2025	34732	Energy Link	-1,325.60	Well #6 Oil Expense
	10/15/2025	34733	Famcon Pipe & Supply Inc.	-7,462.08	Various Items
	10/15/2025	34734	Auto & Phone Allowance	-400.00	
	10/15/2025	34735	Home Depot	-627.00	
	10/15/2025	34736	JB Dewar Inc	-673.89	
	10/15/2025	34737	Jon's Lawn Mowing	-329.56	
	10/15/2025	34738	Liebert Cassidy Whitmore	-914.50	
	10/15/2025	34739	Marborg Industries	-342.37	
	10/15/2025	34740	Mission Paving Inc	-750.00	
	10/15/2025	34741	Muniquip LLC	-829.95	
	10/15/2025	34742	O'Connor Pest Control	-124.00	
	10/15/2025	34743	Pacific Petroleum California	-4,561.92	Lift Station Pumping
	10/15/2025	34744	Pro3 Automation Inc	-9,581.07	Various Items
	10/15/2025	34745	Quadient Leasing USA, Inc.	-396.14	
	10/15/2025	34746	Quinn Rental Services	-3,180.59	Reach Lift Rental
	10/15/2025	34747	Reimbursement	-51.00	
	10/15/2025	34748	Reimbursement	-1,665.00	Tuition
	10/15/2025	34749	Santa Barbara Co Air Pollution	-4,206.00	Emissions Testing
	10/15/2025	34750	Smith Alarms & Electronics, In	-112.50	
	10/15/2025	34751	SP Maintenance Services, Inc	-1,530.00	Street Sweeping
	10/15/2025	34752	Triplepoint Environmental LLC	-33,984.36	CIP Aerators
	10/15/2025	34753	Ultrex Inc	-230.09	
	10/15/2025	34754	Underground Service Alert of	-28.00	
	10/15/2025	34755	USA BlueBook	-331.12	
	10/24/2025	34756	ACWA Joint Powers Insurance	-6,709.18	WC Audit
	10/28/2025	EFT	Pitney Bowes Reserve Accoun	-1,000.00	Postage Refill
Total 1000 · FSB - Operating 1535412				-109,389.30	
1060 · CHCU - General 4163					
	10/06/2025	EFT	Right Networks	-213.60	
	10/10/2025	EFT	PG&E	-6,997.60	WWTP
	10/10/2025	EFT	PG&E	-654.84	Shop
	10/10/2025	EFT	PG&E	-7,021.01	Well #5
	10/10/2025	EFT	PG&E	-357.61	Office
	10/10/2025	EFT	PG&E	-2,683.25	Lift Station
	10/15/2025	EFT	PG&E	-5,090.26	Well #7
	10/21/2025	EFT	PG&E	-11.82	Street Light
	10/25/2025	EFT	TASC	-92.56	
	10/31/2025	EFT	Tierzero	-221.70	
	10/31/2025	EFT	Right Networks	-213.60	
Total 1060 · CHCU - General 4163				-23,557.85	

Mission Hills Community Services District
Disbursements Journal
 October 2025

	Date	Num	Name	Amount	Explanation
1070 · CHCU - Payroll 4155					
	10/08/2025		Payroll	-27,161.04	
	10/10/2025	E-pay	EDD	-2,199.77	
	10/10/2025	E-pay	IRS USATAXPYMT	-6,092.38	
	10/10/2025	EFT	CA State Disbursement Unit/E	-299.07	
	10/15/2025	1447	Matrix Trust Company	-6,555.30	401K/457
	10/22/2025		Payroll	-25,417.57	
	10/22/2025		BOD Payroll	-455.73	
	10/23/2025	1448	BOD Payroll	-113.93	
	10/24/2025	E-pay	EDD	-2,159.48	
	10/24/2025	E-pay	IRS USATAXPYMT	-6,429.78	
	10/24/2025	EFT	CA State Disbursement Unit/E	-299.07	
Total 1070 · CHCU - Payroll 4155				-77,183.12	
1075 · CHCU - ACH 4130					
	10/16/2025	EFT	Springbrook (ACH Services)	-248.32	
	10/31/2025	EFT	Bluefin Payment Systems	-71.85	Credit Card Charges
	10/31/2025	EFT	Bluefin Payment Systems	-1,540.56	Credit Card Charges
Total 1075 · CHCU - ACH 4130				-1,860.73	
TOTAL				-211,991.00	

Variation From Projected Income

Fiscal Year Ending 6-30-2026

Billing Month	Water			Wastewater			Total (Loss) / Gain	Current Year Units Sold	Last Year Units Sold	Previous 5 Year Average Units Sold
	Budgeted Income*	Actual Income	Variation	Budgeted Income	Actual Income	Variation				
Jul-25	\$ 161,820	\$ 124,314	\$ (37,506)	\$ 114,923	\$ 106,180	\$ (8,743)	\$ (46,249)	22,768	23,485	23,802
Aug-25	\$ 151,157	\$ 144,420	\$ (6,737)	\$ 114,923	\$ 115,171	\$ 248	\$ (6,489)	21,920	20,007	22,462
Sep-25	\$ 132,500	\$ 140,913	\$ 8,413	\$ 114,923	\$ 115,374	\$ 451	\$ 8,864	22,055	22,404	21,164
Oct-25	\$ 130,375	\$ 140,595	\$ 10,220	\$ 114,923	\$ 115,225	\$ 302	\$ 10,522	16,431	19,571	19,996
Nov-25	\$ 118,208	\$ -	\$ -	\$ 114,923	\$ -	\$ -	\$ -	-	14,420	16,866
Dec-25	\$ 128,765	\$ -	\$ -	\$ 114,923	\$ -	\$ -	\$ -	-	15,608	13,255
Jan-26	\$ 120,926	\$ -	\$ -	\$ 114,923	\$ -	\$ -	\$ -	-	14,052	12,834
Feb-26	\$ 100,123	\$ -	\$ -	\$ 114,923	\$ -	\$ -	\$ -	-	12,670	12,850
Mar-26	\$ 111,783	\$ -	\$ -	\$ 114,923	\$ -	\$ -	\$ -	-	13,524	12,842
Apr-26	\$ 120,926	\$ -	\$ -	\$ 114,923	\$ -	\$ -	\$ -	-	17,953	15,689
May-26	\$ 114,100	\$ -	\$ -	\$ 114,923	\$ -	\$ -	\$ -	-	20,202	19,740
Jun-26	\$ 120,890	\$ -	\$ -	\$ 114,921	\$ -	\$ -	\$ -	-	19,340	20,768
Total	\$ 1,511,573	\$ 550,242	\$ (25,610)	\$ 1,379,074	\$ 451,950	\$ (7,742)	\$ (33,352)	83,174	213,236	212,269
YTD avg	100%	36%		100%	33%			Year to Date Monthly Averages		
								6,931	17,770	17,689
								Yearly Average	17,770	17,689
* Projected Income is calculated by using current year and previous 5 year average monthly units sold.										
Units Sold by Calendar Year (1 Unit = 1 HCF = 748 Gallons)										

Bank Account Summary												
	7/31/2025	8/31/2025	9/30/2025	10/31/2025	11/30/2025	12/31/2025	1/31/2026	2/28/2026	3/31/2026	4/30/2026	5/31/2026	6/30/2026
LAIF	\$335,359	\$335,359	\$335,359	\$339,023								
California Class	\$2,167,689	\$2,175,653	\$2,183,293	\$2,191,060								
Charles Schwab	\$96,589	\$96,592	\$0	\$0								
Coast Hills FCU												
Checking	\$227,349	\$277,549	\$213,676	\$253,280								
Development	\$0	\$0	\$0	\$0								
Investment Checking	\$202	\$202	\$202	\$202								
Savings	\$0	\$0	\$0	\$0								
Payroll	\$34,982	\$31,158	\$10,173	\$21,662								
ACH (Sweep Account)	\$1,000	\$1,000	\$1,000	\$1,000								
Total Coast Hill FCU	\$263,533	\$309,910	\$225,051	\$276,144								
Five Star Bank												
Operating	\$352,714	\$125,706	\$304,919	\$267,069								
Development	\$13,047	\$13,048	\$13,049	\$13,050								
Money Market	\$134,472	\$134,959	\$135,432	\$135,918								
ACH (Sweep Account)	\$0	\$0	\$0	\$0								
Payroll	\$0	\$0	\$0	\$0								
Total Five Star Bank	\$500,233	\$273,712	\$453,400	\$416,037								
Combined Balance	\$3,363,403	\$3,191,226	\$3,197,103	\$3,222,264								
Monthly Change	-\$83,036	-\$172,176	\$5,877	\$25,161								
Fiscal Year Monthly Change To Date												
	-\$224,175											

Mission Hills Community Services District							4
Budget to Actual Comparison							0.33
Thru 10/31/2025							8
	Budgeted	Prorated Budget	Actual Thru		Remainder	% of Budget	Explanation
	Fiscal Year 25-26	Oct-25	Oct-25	Difference	Budgeted Amount	33%	
Income							
Late Fees/Charges	\$ 40,000	\$ 13,333	\$ 15,161	\$ 1,828	\$ 24,839	38%	Higher Than Budgeted
Water Service	\$ 1,511,573	\$ 503,858	\$ 549,242	\$ 45,384	\$ 962,331	36%	Slightly Higher Than Budgeted
Sewer Service	\$ 1,379,074	\$ 459,691	\$ 451,949	\$ (7,742)	\$ 927,125	33%	On Track With Budget
Street Sweeping	\$ 18,076	\$ 6,025	\$ 5,764	\$ (261)	\$ 12,312	32%	Slightly Lower Than Budgeted
	\$ 2,948,723	\$ 982,908	\$ 1,022,116	\$ 39,208	\$ 1,926,607	35%	Revenue is 2% Above Budget
	Budgeted	Prorated Budget	Actual Thru		Remainder		
	Fiscal Year 25-26	Oct-25	Oct-25	Difference	Budgeted Amount		
Expense							
Salaries & Wages	\$ 1,114,208	\$ 371,403	\$ 348,012	\$ 23,391	\$ 766,196	31%	Slightly Lower Than Budgeted
Employee Benefits	\$ 242,393	\$ 80,798	\$ 104,816	\$ (24,018)	\$ 137,577	43%	Increased # People on Insurance
Director Fees	\$ 12,000	\$ 4,000	\$ 2,875	\$ 1,125	\$ 9,125	24%	Lower Than Budgeted (Less Meetings)
WMA GSA Allocation	\$ 40,000	\$ 13,333	\$ 8,067	\$ 5,266	\$ 31,933	20%	Groundwater Extraction Fees
Election Expense	\$ 3,000	\$ 1,000	\$ -	\$ 1,000	\$ 3,000	0%	No Election Expense Yet
Vehicle Expense	\$ 37,000	\$ 12,333	\$ 12,886	\$ (553)	\$ 24,114	35%	Increase In Number of Vehicles
Insurance	\$ 43,000	\$ 14,333	\$ 16,316	\$ (1,983)	\$ 26,684	38%	Timing of Property Insurance Payment
Memberships	\$ 35,000	\$ 11,667	\$ 11,044	\$ 623	\$ 23,956	32%	Slightly Lower Than Budgeted
Office Expenses	\$ 7,500	\$ 2,500	\$ 8,656	\$ (6,156)	\$ (1,156)	115%	Includes Bulk Postage Refill
Operating Supplies	\$ 8,500	\$ 2,833	\$ 11,252	\$ (8,419)	\$ (2,752)	132%	Includes Lawn Mower Rental
Chemicals	\$ 78,500	\$ 26,167	\$ 15,518	\$ 10,649	\$ 62,982	20%	Lower Than Budgeted
Safety	\$ 7,500	\$ 2,500	\$ 6,901	\$ (4,401)	\$ 599	92%	Includes Winch Purchase & Axial Blower Purchase
Contractual Services	\$ 85,000	\$ 28,333	\$ 42,471	\$ (14,138)	\$ 42,529	50%	Includes Emissions Testing
Professional Services	\$ 60,000	\$ 20,000	\$ 10,207	\$ 9,793	\$ 49,793	17%	Lower Than Budgeted
Printing & Publication	\$ 5,000	\$ 1,667	\$ 178	\$ 1,489	\$ 4,822	4%	Lower Than Budgeted
Equipment Lease	\$ 6,000	\$ 2,000	\$ 1,728	\$ 272	\$ 4,272	29%	Lower Than Budgeted
Monitoring	\$ 20,000	\$ 6,667	\$ 7,487	\$ (820)	\$ 12,513	37%	Higher Than Budgeted - Quarterly Monitoring
Travel/Meetings/Meals	\$ 20,000	\$ 6,667	\$ 4,550	\$ 2,117	\$ 15,450	23%	Lower Than Budgeted
Utilities	\$ 280,000	\$ 93,333	\$ 116,751	\$ (23,418)	\$ 163,249	42%	Summer Usage
Government Fees	\$ 40,000	\$ 13,333	\$ 5,283	\$ 8,050	\$ 34,717	13%	Lower Than Budgeted
Repairs & Maintenance	\$ 210,000	\$ 70,000	\$ 40,783	\$ 29,217	\$ 169,217	19%	Lower Than Budgeted
	\$ 2,354,601	\$ 784,867	\$ 775,781	\$ 9,086	\$ 1,578,820	33%	On Track with Budget
Resolution 15-229 - Budget Preparation and Approval Process							
C.3. - Whenever a budgeted expense line item has circumstances where a projected expense exceeds a 5% variance of the total budget, the GM will be required to seek a super majority approval from the BoD before the expense is finalized, when possible.							
				5% =	\$ 117,730.05		

Mission Hills Community Services District
Disbursements Journal
November 2025

	Date	Num	Name	Amount	Explanation
1000 · FSB - Operating 1535412					
	11/12/2025	34757	ACECO Equipment Rentals	-204.83	
	11/12/2025	34758	ACWA/JPIA *Medical Insurance	-18,148.10	Monthly Medical Insurance
	11/12/2025	34759	American Industrial Supply	-89.97	
	11/12/2025	34760	California Special Districts Assoc	-9,030.00	Annual Dues
	11/12/2025	34761	Carmel & Naccasha LLP	-811.06	
	11/12/2025	34762	Central City Tool Supply	-853.80	
	11/12/2025	34763	Column Software PBC	-40.11	
	11/12/2025	34764	Comcast	-182.68	
	11/12/2025	34765	Converged	-2,888.75	IT Services
	11/12/2025	34766	County of Santa Barbara- Gen Sv	-1,183.89	Vehicle Expenses
	11/12/2025	34767	De Lage Landen Financial Servic	-256.47	
	11/12/2025	34768	Energy Link	-738.40	
	11/12/2025	34769	Fisher Pump & Well Service	-10,760.00	CIP- Well #5
	11/12/2025	34770	Frontier Communications	-89.14	
	11/12/2025	34771	Auto & Phone Allowance	-400.00	
	11/12/2025	34772	Home Depot	-416.28	
	11/12/2025	34773	JB Dewar Inc	-352.81	
	11/12/2025	34774	Jon's Lawn Mowing	-299.08	
	11/12/2025	34775	Liebert Cassidy Whitmore	-324.50	
	11/12/2025	34776	Linde Gas & Equipment Inc	-52.75	
	11/12/2025	34777	Marborg Industries	-342.37	
	11/12/2025	34778	Mission Paving Inc	-3,000.00	Leak-Via Arnez
	11/12/2025	34779	O'Connor Pest Control	-124.00	
	11/12/2025	34780	Pitney Bowes	-382.03	
	11/12/2025	34781	Plan it Software LLC	-3,500.00	CIP-Software
	11/12/2025	34782	Pro3 Automation Inc	-6,731.57	CIP-SCADA & Cameras
	11/12/2025	34783	Senate Rules Committee	-31.19	
	11/12/2025	34784	Smith Alarms & Electronics, Inc.	-112.50	
	11/12/2025	34785	SP Maintenance Services, Inc.	-1,530.00	Street Sweeping
	11/12/2025	34786	Standard Insurance Company	-356.19	
	11/12/2025	34787	Staples Advantage*	-233.32	
	11/12/2025	34788	State Water Resources Control B	-60.00	
	11/12/2025	34789	Ultrex Inc	-226.11	
	11/12/2025	34790	Underground Service Alert of SC	-42.00	
	11/12/2025	34791	Valley Rock Ready Mix, Inc.	-362.58	
	11/12/2025	34792	Fisher Pump & Well Service	-35,012.53	CIP-Well #5
	11/20/2025	34793	ACWA Joint Powers Insurance A	-38,955.26	Auto & Liability Insurance
	11/20/2025	34794	Converged	-1,452.50	IT Services
	11/20/2025	34795	Dahl Air Conditioning	-210.00	
	11/20/2025	34796	Mission Paving Inc	-750.00	
	11/20/2025	34797	Reimbursement	-237.00	
	11/20/2025	34798	Reimbursement	-527.60	
	11/20/2025	34799	Reimbursement	-237.00	
	11/20/2025	34800	State Water Resources Control B	-173.00	
Total 1000 · FSB - Operating 1535412				-141,711.37	
1060 · CHCU - General 4163					
	11/05/2025	EFT	PG&E	-4,854.20	WWTP
	11/05/2025	EFT	SoCalGas	-1,214.22	Well #6
	11/13/2025	EFT	PG&E	-5,230.32	Well #7

Mission Hills Community Services District
Disbursements Journal
November 2025

		Date	Num	Name	Amount	Explanation
		11/13/2025	EFT	PG&E	-2,275.21	Lift Station
		11/13/2025	EFT	PG&E	-3,837.02	Well #5
		11/13/2025	EFT	PG&E	-335.22	Office
		11/13/2025	EFT	PG&E	-55.50	Well #6
		11/13/2025	EFT	PG&E	-638.80	Shop
		11/24/2025	EFT	PG&E	-11.84	Street Light
		11/24/2025	EFT	TASC	-92.56	
		11/26/2025	EFT	Tierzero	-221.70	
		11/30/2025	EFT	Right Networks	-213.60	
Total 1060 · CHCU - General 4163					-18,980.19	
1070 · CHCU - Payroll 4155						
		11/01/2025	EFT	AFLAC	-86.08	
		11/05/2025		Payroll	-25,834.46	
		11/07/2025	E-pay	EDD	-2,144.66	
		11/07/2025	E-pay	IRS USATAXPYMT	-6,351.72	
		11/07/2025	EFT	CA State Disbursement Unit/Expe	-299.07	
		11/12/2025	1449	Matrix Trust Company	-6,580.13	401K/457
		11/12/2025	1450	Matrix Trust Company	-6,655.21	401K/457
		11/19/2025		Payroll	-25,322.27	
		11/19/2025		BOD Payroll	-113.94	
		11/20/2025	1451	BOD Payroll	-113.94	
		11/20/2025	1452	Matrix Trust Company	-6,534.05	401K/457
		11/21/2025	E-pay	EDD	-2,104.35	
		11/21/2025	E-pay	IRS USATAXPYMT	-6,256.60	
		11/21/2025	EFT	CA State Disbursement Unit/Expe	-299.07	
		11/26/2025	EFT	AFLAC	-86.08	
Total 1070 · CHCU - Payroll 4155					-88,781.63	
1075 · CHCU - ACH 4130						
		11/16/2025	EFT	Springbrook (ACH Services)	-239.91	
		11/30/2025	EFT	Bluefin Payment Systems	-71.85	Credit Card Fees
		11/30/2025	EFT	Bluefin Payment Systems	-1,431.42	Credit Card Fees
Total 1075 · CHCU - ACH 4130					-1,743.18	
TOTAL					-251,216.37	

Variation From Projected Income

Fiscal Year Ending 6-30-2026

Billing Month	Water			Wastewater			Total (Loss) / Gain	Current Year Units Sold	Last Year Units Sold	Previous 5 Year Average Units Sold
	Budgeted Income*	Actual Income	Variation	Budgeted Income	Actual Income	Variation				
Jul-25	\$ 161,820	\$ 124,314	\$ (37,506)	\$ 114,923	\$ 106,180	\$ (8,743)	\$ (46,249)	22,768	23,485	23,802
Aug-25	\$ 151,157	\$ 144,420	\$ (6,737)	\$ 114,923	\$ 115,171	\$ 248	\$ (6,489)	21,920	20,007	22,462
Sep-25	\$ 132,500	\$ 140,913	\$ 8,413	\$ 114,923	\$ 115,374	\$ 451	\$ 8,864	22,055	22,404	21,164
Oct-25	\$ 130,375	\$ 140,595	\$ 10,220	\$ 114,923	\$ 115,225	\$ 302	\$ 10,522	16,433	19,571	19,997
Nov-25	\$ 118,208	\$ 118,502	\$ 294	\$ 114,923	\$ 115,233	\$ 310	\$ 604	12,104	14,420	16,073
Dec-25	\$ 128,765	\$ -	\$ -	\$ 114,923	\$ -	\$ -	\$ -	-	15,608	13,255
Jan-26	\$ 120,926	\$ -	\$ -	\$ 114,923	\$ -	\$ -	\$ -	-	14,052	12,834
Feb-26	\$ 100,123	\$ -	\$ -	\$ 114,923	\$ -	\$ -	\$ -	-	12,670	12,850
Mar-26	\$ 111,783	\$ -	\$ -	\$ 114,923	\$ -	\$ -	\$ -	-	13,524	12,842
Apr-26	\$ 120,926	\$ -	\$ -	\$ 114,923	\$ -	\$ -	\$ -	-	17,953	15,689
May-26	\$ 114,100	\$ -	\$ -	\$ 114,923	\$ -	\$ -	\$ -	-	20,202	19,740
Jun-26	\$ 120,890	\$ -	\$ -	\$ 114,921	\$ -	\$ -	\$ -	-	19,340	20,768
Total	\$ 1,511,573	\$ 668,744	\$ (25,316)	\$ 1,379,074	\$ 567,183	\$ (7,432)	\$ (32,748)	95,280	213,236	211,476
YTD avg	100%	44%		100%	41%			Year to Date Monthly Averages		
								7,940	17,770	17,623
								Yearly Average	17,770	17,623
* Projected Income is calculated by using current year and previous 5 year average monthly units sold.										
Units Sold by Calendar Year (1 Unit = 1 HCF = 748 Gallons)										

Bank Account Summary												
	7/31/2025	8/31/2025	9/30/2025	10/31/2025	11/30/2025	12/31/2025	1/31/2026	2/28/2026	3/31/2026	4/30/2026	5/31/2026	6/30/2026
LAIF	\$335,359	\$335,359	\$335,359	\$339,023	\$339,023							
California Class	\$2,167,689	\$2,175,653	\$2,183,293	\$2,191,060	\$2,198,332							
Charles Schwab	\$96,589	\$96,592	\$0	\$0	\$0							
Coast Hills FCU												
Checking	\$227,349	\$277,549	\$213,676	\$253,280	\$299,252							
Development	\$0	\$0	\$0	\$0	\$0							
Investment Checking	\$202	\$202	\$202	\$202	\$202							
Savings	\$0	\$0	\$0	\$0	\$0							
Payroll	\$34,982	\$31,158	\$10,173	\$21,662	\$9,417							
ACH (Sweep Account)	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000							
Total Coast Hill FCU	\$263,533	\$309,910	\$225,051	\$276,144	\$309,871							
Five Star Bank												
Operating	\$352,714	\$125,706	\$304,919	\$267,069	\$223,193							
Development	\$13,047	\$13,048	\$13,049	\$13,050	\$13,051							
Money Market	\$134,472	\$134,959	\$135,432	\$135,918	\$136,384							
ACH (Sweep Account)	\$0	\$0	\$0	\$0	\$0							
Payroll	\$0	\$0	\$0	\$0	\$0							
Total Five Star Bank	\$500,233	\$273,712	\$453,400	\$416,037	\$372,628							
Combined Balance	\$3,363,403	\$3,191,226	\$3,197,103	\$3,222,264	\$3,219,854							
Monthly Change	-\$83,036	-\$172,176	\$5,877	\$25,161	-\$2,410							
Fiscal Year Monthly Change To Date												
	-\$226,585											

Mission Hills Community Services District							5
Budget to Actual Comparison							0.42
Thru 11/30/2025							7
	Budgeted	Prorated Budget	Actual Thru		Remainder	% of Budget	Explanation
	Fiscal Year 25-26	Nov-25	Nov-25	Difference	Budgeted Amount	42%	
Income							
Late Fees/Charges	\$ 40,000	\$ 16,667	\$ 18,570	\$ 1,903	\$ 21,430	46%	Higher Than Budgeted
Water Service	\$ 1,511,573	\$ 629,822	\$ 667,743	\$ 37,921	\$ 843,830	44%	Slightly Higher Than Budgeted
Sewer Service	\$ 1,379,074	\$ 574,614	\$ 567,182	\$ (7,432)	\$ 811,892	41%	Slightly Higher Than Budgeted
Street Sweeping	\$ 18,076	\$ 7,532	\$ 7,258	\$ (274)	\$ 10,818	40%	Slightly Higher Than Budgeted
	\$ 2,948,723	\$ 1,228,635	\$ 1,260,753	\$ 32,118	\$ 1,687,970	43%	Revenue is 1% Above Budget
	Budgeted	Prorated Budget	Actual Thru		Remainder		
Expense	Fiscal Year 25-26	Nov-25	Nov-25	Difference	Budgeted Amount		
Salaries & Wages	\$ 1,114,208	\$ 464,253	\$ 426,975	\$ 37,278	\$ 687,233	38%	Lower Than Budgeted
Employee Benefits	\$ 242,393	\$ 100,997	\$ 126,671	\$ (25,674)	\$ 115,722	52%	Increased # People on Insurance
Director Fees	\$ 12,000	\$ 5,000	\$ 3,125	\$ 1,875	\$ 8,875	26%	Lower Than Budgeted (Less Meetings)
WMA GSA Allocation	\$ 40,000	\$ 16,667	\$ 8,067	\$ 8,600	\$ 31,933	20%	Groundwater Extraction Fees
Election Expense	\$ 3,000	\$ 1,250	\$ -	\$ 1,250	\$ 3,000	0%	No Election Expense Yet
Vehicle Expense	\$ 37,000	\$ 15,417	\$ 15,477	\$ (60)	\$ 21,523	42%	On Track with Budget
Insurance	\$ 43,000	\$ 17,917	\$ 16,316	\$ 1,601	\$ 26,684	38%	Lower Than Budgeted
Memberships	\$ 35,000	\$ 14,583	\$ 11,044	\$ 3,539	\$ 23,956	32%	Lower Than Budgeted
Office Expenses	\$ 7,500	\$ 3,125	\$ 9,085	\$ (5,960)	\$ (1,585)	121%	Includes Bulk Postage Refill
Operating Supplies	\$ 8,500	\$ 3,542	\$ 11,702	\$ (8,160)	\$ (3,202)	138%	Includes Lawn Mower Rental
Chemicals	\$ 78,500	\$ 32,708	\$ 20,192	\$ 12,516	\$ 58,308	26%	Lower Than Budgeted
Safety	\$ 7,500	\$ 3,125	\$ 6,901	\$ (3,776)	\$ 599	92%	Includes Winch Purchase & Axial Blower Purchase
Contractual Services	\$ 85,000	\$ 35,417	\$ 50,494	\$ (15,077)	\$ 34,506	59%	Includes Emissions Testing
Professional Services	\$ 60,000	\$ 25,000	\$ 24,984	\$ 16	\$ 35,016	42%	On Track with Budget
Printing & Publication	\$ 5,000	\$ 2,083	\$ 426	\$ 1,657	\$ 4,574	9%	Lower Than Budgeted
Equipment Lease	\$ 6,000	\$ 2,500	\$ 2,167	\$ 333	\$ 3,833	36%	Lower Than Budgeted
Monitoring	\$ 20,000	\$ 8,333	\$ 7,580	\$ 753	\$ 12,420	38%	Lower Than Budgeted
Travel/Meetings/Meals	\$ 20,000	\$ 8,333	\$ 4,550	\$ 3,783	\$ 15,450	23%	Lower Than Budgeted
Utilities	\$ 280,000	\$ 116,667	\$ 135,090	\$ -	\$ 144,910	48%	Summer Usage
Government Fees	\$ 40,000	\$ 16,667	\$ 18,987	\$ (2,320)	\$ 21,013	47%	Higher Than Budgeted
Repairs & Maintenance	\$ 210,000	\$ 87,500	\$ 51,265	\$ 36,235	\$ 158,735	24%	Lower Than Budgeted
	\$ 2,354,601	\$ 981,084	\$ 951,098	\$ 48,409	\$ 1,403,503	40%	Expenses are 2% Below Budget
Resolution 15-229 - Budget Preparation and Approval Process							
C.3. - Whenever a budgeted expense line item has circumstances where a projected expense exceeds a 5% variance of the total budget, the GM will be required to seek a super majority approval from the BoD before the expense is finalized, when possible.							
				5% =	\$ 117,730.05		



MISSION HILLS COMMUNITY SERVICES DISTRICT
MEMORANDUM

TO: Board of Directors

FROM: Mike Garner, General Manager

DATE: December 17, 2025

SUBJECT: Discussion and Consideration of Authorization to Send Letter to City of Lompoc to Initiate Discussions and Negotiations related to Connecting to City of Lompoc Regional Wastewater Reclamation Plant and Authorizing the General Manager to Negotiate on Behalf of the District

Recommendation / Proposed Motion

Proposed Motion: Authorize sending the attached letter to the City of Lompoc to initiate negotiations related to connecting the City's Regional Wastewater Reclamation Plant and to authorize the General Manager to negotiate on behalf of the District.

Policy Reference

The Board of Directors has authority to initiate the proposed discussions and negotiations and delegate authority to the General Manager to negotiate an agreement on behalf of the District.

Background/Discussion

As the Board of Directors is aware, the District's wastewater disposal system consists of utilization of ponds for treatment of sewage. The Regional Water Quality Control Board, which is responsible for regulating the District's sewer disposal system, is seeking to end the use of such ponds.

The Regional Board would prefer us tying in with the City of Lompoc. MHCS D has been in constant contact with the Regional Board on where we are at with our plans for the wastewater system.

A viable option for the District is to contract with the City of Lompoc for treatment of its wastewater at the City of Lompoc's Regional Wastewater Reclamation Plant (the "Lompoc Plant"). Currently, the Vandenberg Village Community Services District and Vandenberg Space Force Base have agreements with the City to treat their wastewater. District staff has had exploratory discussions with the City's Utility Director regarding entering into a similar arrangement and he advised that in order to initiate more formal

discussions and negotiations, a letter from the Board of Directors is needed, along with authorization for the General Manager to negotiate on behalf of the District.

Staff anticipates that an analysis of the costs of upgrades and connecting to the Lompoc Plant will be necessary, as well as an analysis of the costs associated with ongoing treatment of the wastewater by the City of Lompoc. Lompoc's Utility Director also indicated that a future presentation to the City's Utility Commission will be part of the process. The General Manager will work with District Counsel with regard to negotiations for a reimbursement agreement required by the City, which we anticipate will be similar to the one in place for the Vandenberg Village CSD.

It is recommended that the Board of Directors authorize sending the attached letter to the City of Lompoc to initiate discussions and negotiations related to connecting to the City's Regional Wastewater Reclamation Plant and also authorize the General Manager to negotiate on behalf of the District.

Attachment(s)

1. Draft Letter to City of Lompoc

Board of Directors

Jorge Magana, President
Steve Dietrich, Vice President
Jim Keeling, Director
Glen McLeod, Director
Mathew Starbuck, Director



1550 East Burton Mesa Blvd, Lompoc
California, 93436-2100
805.733.4366
www.mhcsd.org

Mike Garner, General Manager

Agenda Item 5.A.
Attachment #1

December 17, 2025

Michael Luther
Utility Director
City of Lompoc
100 Civic Center Plaza
Lompoc, CA 93436

Re: Initiation of Discussions and Negotiations related to Mission Hills Community Services District Contracting with City of Lompoc for Wastewater Treatment

Dear Mr. Luther,

This letter is to follow-up on the recent contact made by Mike Garner, General Manager of the Mission Hills Community Services District, related to treatment of the District's wastewater by the City of Lompoc. At its meeting on December 17, 2025, after receiving a presentation from its staff, the District's Board of Directors voted to authorize sending this letter to initiate discussions and negotiations for the District to enter into an agreement with the City of Lompoc to treat the District's wastewater at the Lompoc Regional Wastewater Reclamation Plant. The Board of Directors also formally authorized Mr. Garner to negotiate on behalf of the District.

We're looking forward to negotiation of an agreement that is agreeable to both the District and the City. Thank you for your consideration of this important matter.

Sincerely,

Jorge Magana
President
Mission Hills CSD Board of Directors



MISSION HILLS COMMUNITY SERVICES DISTRICT

MEMORANDUM

TO: Board of Directors

FROM: Mike Garner, General Manager
Arleen Block, Administrative Analyst/Board Secretary

DATE: December 17, 2025

SUBJECT: Discuss and Consider Approval of a Letter Supporting Leave93436.org Addressing Leaving 93436 Zip Code

Recommendation / Proposed Motion

- Recommendation: That Mission Hills / Mesa Oaks remain a Separate Entity From the City of Lompoc.

Policy Implications

- A separate zip code for Mission Hills / Mesa Oaks would reduce the tax rate for purchases by one percent.

Alternatives Considered

- Do nothing

Discussion

MHCSD is joining VVCSD in opposing being consolidated into the City of Lompoc, and as such losing the 2 CSD's ability to act independently.

Attachments

- Sample Letter
- Brochure

Board of Directors

Jorge Magana, President
Steve Dietrich, Vice President
Jim Keeling, Financial Director
Glen McLeod, Director
Matthew Starbuck, Director



1550 East Burton Mesa Blvd, Lompoc
California, 93436-2100
805.733.4366
www.mhcsd.org

Mike Garner, General Manager

December 17, 2025

Agenda Item 5.B.
Attachment #1

Leave93436.org
2950 Broad Street #1120
San Luis Obispo, CA 93401

Re: Coalition Support for a Dedicated Zip Code –
Strengthening Community Autonomy

To Whom It May Concern,

Mission Hills Community Services District Board of Directors submits this letter in support of Leave93436.org, a newly founded nonprofit working toward 501(c)(3) status and dedicated to ensuring that the unique community of Mission Hills/Mesa Oaks, served under the 93436 ZIP Code, receives equitable representation, respect, and autonomy.

Sincerely yours,

MISSION HILLS COMMUNITY SERVICES DISTRICT

Jorge Magana
President, Board of Directors

We believe that creating a dedicated ZIP code for our communities will provide meaningful benefits:

- **Protection Against Misapplied City Sales Taxes** -Online businesses mistakenly apply Lompoc's higher city sales tax rate to purchases made under 93436, forcing residents to pay into Lompoc's tax base without any voting representation in city government.
- **Enhanced Civic Representation** – Ending taxation and service allocation tied to Lompoc without proportional local voice.
- **Stabilized Property Values** – Distancing our communities from Lompoc's fiscal stress can help preserve home values.
- **Improved Emergency Response** – A dedicated ZIP improves location accuracy, facilitating quicker fire, medical, and law enforcement response.
- **Strengthened Community Identity** – A distinct postal designation fosters civic pride and clarity.
- **Stronger Political Voice & Accountability** – Being detached from Lompoc administratively empowers us to influence regional policy on our terms.

Eroding Trust in Lompoc's Governance

Repeated attempts by Lompoc city leaders to annex prime agricultural land—especially along Bailey Avenue—highlight systemic overreach. A recent LAFCO decision denied Lompoc's request to expand its sphere of influence westward, citing risks of urban sprawl and loss of open farmland¹

The city's long-term planning (e.g., the Wye Specific Plan) continues to anticipate and target annexation scenarios, with 149 acres slated for expansion in future municipal service reviews²

Lompoc's fiscal strategies—like pushing annexation for tax revenue and development—are occurring despite explicit direction from Santa Barbara County to avoid unchecked growth and preserve agricultural lands³

¹ <https://www.noozhawk.com/lafoo-rejects-request-to-expand-lompocs-city-limits-westward-into-ag-land/>

² https://www.sblafco.org/files/ef12d95cd/Item10_Municipal_Service_Reviews_for_Lompoc_Area.pdf

³ <https://www.independent.com/2023/01/25/prime-for-development/>

A United Front for Community Voice

A coalition of diverse leaders—spanning HOAs, Churches, civic leagues, medical professionals, legal experts, educators, school districts, and merchants—holds the credibility and weight essential to a successful petition. Your engagement would be invaluable. We envision a Coalition Committee—including your organization—that can collectively:

- Draft and submit a formal petition to the U.S. Postal Service and Postmaster General.
- Provide formal letters of support, amplifying how 93436 no longer represents our community's needs.
- Engage county and postal stakeholders to expedite review and consideration.

Why We Request Your Support

Your organization represents a critical pillar shaping life here—justice, education, health, or community stewardship. Together, we can:

- Ensure our needs—and those of our neighborhoods—are no longer overshadowed by Lompoc's administrative and political priorities.
- Demonstrate unity across professional, residential, and civic lines to signal strong and broad-based backing for this reform.
- Protect our region from being repeatedly targeted for annexation, underpinned by urban sprawl logic that fails to respect local voices.

How can you help the effort?

Would your Board be willing to issue a brief letter supporting our petition for a dedicated ZIP code? We're ready to assist with drafting, formatting, and sharing the supporting data you need.

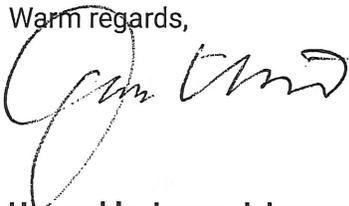
You can respond via email at office@leave93436.org or our mailing address:

Leave93436.org

2950 Broad Street #1120
San Luis Obispo, CA 93436

Let's ensure our communities are respected, represented, and sustainable—on our terms.

Warm regards,



Honorable James J. Lamont III
Chief Executive Officer
leave93436.org



MISSION HILLS COMMUNITY SERVICES DISTRICT

6. COMMUNICATIONS- The Board of Directors may ask a question for clarification, make an announcement, or report briefly on recent activities or conferences. Also, Directors may provide a reference to staff or other resources for information and request the Board President consider placing an item on a future committee meeting or regular meeting.

A. General Manager Comments

MHCSD COMMITTEE MEETING UPDATES

December 17, 2025 Board Meeting

Committee	Summary Discussion	Completed Meeting Date
Finance/Budget Dietrich/Keeling Alt. Magana	Did not meet.	
Legal/Personal Magana/Keeling Alt. McLeod	Discussion of GM review process	November 21,2025
Water/Wastewater McLeod/Starbuck Alt. Dietrich	Discussion of CIP protocol	October 22, 2025
SGMA/WMA Keeling Alt. GM	Jim Keeling to present	November 19,2025

B. Director's Comments

C. Public Comments

THE LAST PAGE OF THE BOARD PACKET