

## MINUTES

The meeting was called to order at 6:01 p.m.

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### 1. Roll Call

The meeting was called to order by the Board President James Kentosh at 6:01 pm at the District Office.

Present were: Board President James Kentosh, Board Vice-President Mike Krumpschmidt, Board Directors Larry Harrold, Diana Engle, and Mike Etchart. Staff Present: General Manager Mike Hollebrands and Board Secretary Stacey Gilbert. Attorney Lindsay Nielson was also present.

### 2. Approval of the minutes

Approval of the January 17<sup>th</sup>, 2017 Regular Meeting minutes:

Mr. Etchart made the motion to approve the January 17<sup>th</sup>, 2017 Regular Meeting minutes. Mr. Harrold seconded the motion.

It was later mentioned by Susan Moll that the minutes pertaining to her public comments and statements were incorrect and have therefore been amended for accuracy purposes.

Etchart/Harrold  
All Ayes  
M/S/C

### 3. Public Comments

Elizabeth Anne Von Gunten was present

Wilma Foley was present

Robert Perron – Asked the question that in a previous meeting it was stated that once we had some rain that our rates would lower? Mr. Krumpschmidt answered that in a sense yes they are due to the Casitas Surcharge no longer being added to your bill because we are now on our wells. Mr. Perron also commented later in the meeting regarding the Conservation Penalty and Friendly reminder door tags. He has been given several and doesn't understand why since he is one of the customers that doesn't use much water at all. Mr. Perron wants to have his violations expunged. Mr. Hollebrands explained that the violation was to have been seen by one of

our Service Techs to receive a letter which is accompanied by pictures of the violation. It was determined to look at the records by staff and get back to him with an answer.

Zachary Card – Has a question concerning the property adjacent to Susan Moll's property. Where does the water come from that are in the tanks and what areas in Meiners Oaks does it distribute to? Mr. Kentosh answered: We have one water system. Our water comes from wells that are located in the Ventura River. Mr. Card asked: Is there a well on the property adjacent to Ms. Moll's property. Mr. Kentosh answered no.

Susan Moll had a comment and correction based on the minutes within the agenda packet that states “Ms. Moll was also informed about a water runoff issue that drains to our tank area and she assured us that it had been taken care of.” Susan Moll stated “I don't know that it has been taken care of and it's not my responsibility because it is basically a huge natural runoff area there, and that Mike (Hollebrands) in a prior conversation, made a comment that the drain pipe was a concern of his. So I just want to make that really very clear, and I'd like that put into the next minutes of the agenda”. She then showed a picture of the property in regards to the runoff which was then discussed and found to be a pre-existing creek. Ms. Moll then further states; “I just want to make this clear, and I want it corrected that I did not do any correction and I attempted to contact him but that it is not my responsibility, so I just want to make that very clear.” After further discussion, it was decided to review the recording and amend the minutes for accuracy.

Peter Kingston – Related to Ms. Moll's mother – has a question which may require more research beyond this meeting. When the property was deeded in the 1950's to Meiners Oaks Water District, the documents say it was for a 'valuable consideration.' What was that 'valuable consideration?' It is not spelled out. Mr. Neilson stated that anything could be of valuable consideration but doesn't refer to any specific amount or consideration. Mr. Kingston questioned why it was not spelled out. Mr. Neilson stated it might be because the grant deeds have it stated that way.

Lorna Berle – Ms. Moll's mother- asked the question, What was the intended use of the property when it was obtained in 1950? Was it for the tank placement and why was the reservoir filled? Mr. Kentosh was unable to answer due to the length of time that had passed. Mr. Krumpschmidt stated that at one time the property was used as a dump site and was kept as such for a long time until it was decided to be the spot for the existing tank. After much discussion; it was determined that this question best be discussed in our agenda item 9a. (refer to Board discussion and/or action 9a for further discussion of this matter)

#### **4. General Manager's Report**

- Production and rainfall report – No longer on Casitas and the District has been on its wells for about a month.

- District status due to flooding – We had no ill effects within the District due to the rain. GM did rent a piece of equipment for standby in case we needed it. We need to purchase a new meter for Well #4. The state gave grant fund to the schools for lead testing and any repairs needed. Due to this funding, OVUSD has contacted us to do the lead testing on the property.
- GSA update see attached draft minutes of the agenda packet – Mr. Krumpschmidt summarized the minutes for the Board

## **5. Board Committee Reports**

- Drought Committee met on February 1, 2017 – Minutes are attached to the agenda packet – to be discussed in section 9 (d)

## **6. Old Business**

- New water sources – to be discussed in Section 9 (c) of this agenda
- Cozy Dell Trail title report – icon explanation – was explained in the last meeting
- System Lead Testing – tabled till next month. Need to wait till all of Casitas water is out of the system to conduct testing

## **7. Board of Directors Reports**

- Ms. Engle: DWR has changed the deadline on its Alternatives. Santa Clara River Watershed is having a meeting on February 23<sup>rd</sup> from 9 am – 12 pm to talk about State Water and a larger water source alternative.
- Mr. Harrold: What agencies does Casitas have to answer to as to how much water they can divert? Mr. Etchart and Mr. Kentosh stated it was National Marine Fisheries Service as well as Fish and Game
- Mr. Krumpschmidt: question for Mr. Hollebrands – Noticed a series of new potholes on Lomita away from where the main was repaired before. Are those just due to wear and tear due to weather and rain or is it a potential water main break? Mr. Hollebrands stated that there is always a potential for a water main break, but those are more likely due to the weather.
- Mr. Etchart: Would like a tour of the diversion. All of the Board of Directors would like this tour as well
- Mr. Kentosh: He confirmed with Ms. Mulligan that she had received our letter regarding state water. Would like to put an agenda item for next month to discuss State Water.

## **8. Financial Matters**

Approval of Payroll and Payables from January 16<sup>th</sup>, 2017 to February 15th, 2017 in the amount of:

Payables -	\$ 62,145.08
Payroll -	\$ 28,334.89
Total -	\$ 90,479.87

Mr. Harrold made the motion to pay the monthly expenses. Mr. Etchart seconded the motion.

Discussion: Ms. Engle asked about the Election Supplies, is this a catch-up. Mr. Hollebrands confirmed it was a “catch-up.”

Mr. Kentosh asked about Bondy Groundwater Consulting bill and if the total for all of this is going to exceed \$5000. Mr. Hollebrands stated that it would not go over \$5000.

Harrold/Etchart  
All Ayes  
M/S/C

## 9. Board Discussion and/or Action

a) Susan Moll – property lines and easements – (continuation from Public comments) Mr. Kentosh states that there is a problem with a small section of Ms. Moll’s property that a fence blocks her access to her property.

Ms. Moll suggests that since this fence is on her property that it should be removed.

Mr. Kentosh suggests an alternative of opening up that area and then putting a fence around the perimeter of the property. The only things in that area are a drainage ditch and a fire hydrant that could potentially serve fire prevention to the properties closest to it. The other issue is the confusion between surveys. Ms. Moll found a discrepancy between the last two recorded surveys and the survey that she had done recently and from the measuring she did with a wheel. The issue is in getting an accurate survey with accurate stakes in place that matches closer to the recorded surveys.

Ms. Engle asked if Ms. Moll believes any of the surveys that have been done. Ms. Moll answered that she completely believes the two recorded surveys. Ms. Engle then asked why we could not use the recorded survey to build our fence appropriately. Mr. Kentosh proposes that we hire a surveyor that will use the last record of survey to put wooden stakes in the ground where we can then hire a fence contractor to put up the appropriate fence. Ms. Moll agrees and has tried to have that done however she found that there is a discrepancy of about 40ft between the recorded survey and the survey Mr. Frager did. Ms. Engle is concerned with creating duplicate surveys that could potentially be incorrect and wants to know what we as a Board can do to make sure we are not wasting anyone's time and efforts. Mr. Neilson stated that we need to

resolve this issue because we are required by State law to secure our facility.

There was much discussion at which point Ms. Moll asked how soon she would get access to her property to clean it up.

Mr. Krumpschmidt acknowledges Ms. Moll's concerns with accessing her property as quickly as possible. What he would also like is for everyone else to appreciate the need for us to protect the tanks, and by simply opening it up right now or before we are ready, there will be access to the tank area that is not good for all kinds of liability reasons. Therefore, we can only move so fast, and as soon as we can move, we will certainly reposition the fence so that it excludes Ms. Moll's property and it secures ours. We will practice due diligence for the fence to be moved judiciously.

The decision was made to hire a surveyor to address the area where our fence is by using the recorded survey from the 1970s. This starts the process to getting a better understanding for both parties' sake.

Ms. Moll now would like to discuss easements. She would like to know what easements we have on her property and would like it plotted on a map, so she knows exactly where they are.

Mr. Neilson states that her title report will tell what easements there are. Ms. Moll then stated that her title report only shows a road easement. She wants to know if we have any pipelines that are running underneath her property and if there are easements attached to those pipelines and would like them documented as well.

It was discussed and determined that Mr. Neilson will need to look at the title report to determine where the easements are and what they cover. We will also look to see if we have any As-Builts that show the constructed pipeline on her property if any.

- b) SDRMA – Notification of Nominations 2017 Election SDRMA Board of Directors – None of the Board members were interested in being a part the SDRMA Board of Directors.
- c) New Water Source – Evaluation of Groundwater Supply Opportunities Report from Bryan Bondy – Mr. Hollebrands gave Mr. Bondy two topics to deal with: 1) Look at the cold water formation and see if that formation is something we want to access. Mr. Bondy did request a copy of Jordan's presentation to compare with while walking the areas and assessing himself. Mr. Bondy believes he found a better-suited area for us to drill that is different from Jordan's initial areas. However, it may not be on our property. This will be determined after further pinpointing the exact location. We will have a better understanding of this location when Mr. Bondy comes to our Board meeting in March to formally present his findings. 2) Mr. Hollebrands asked Mr. Bondy to confirm that our current wells were in the most optimum spots. Mr. Bondy did confirm that our wells were in the most optimum spots. Mr. Hollebrands stated there is a third option and that is to have nitrate removal of either Well 8 or the Ranchitos wells. It is the difference of bearing the cost of creating a new well or using what we already have and having a

supplemental well versus more access to water. More will be understood when Mr. Bondy officially presents the report at the March meeting.

- d) Drought Committee discussion – New allocation and rate program – Mr. Kentosh presented some more information based on his research of water users to the Board. He found, based on evaluation of subsets of customer data, that 4-5 out of 6 water users were conserving considerably while 1-2 customers are overusing water. What Mr. Kentosh discovered was that we need to have a program that focuses on the higher water users. Mr. Hollebrands then presented what the Drought Committee has come up with as a draft allocation rate program to be tentatively called “MOWD CARP” which stands for Meiners Oaks Water District Conservation Allocation Rate Plan. To summarize, the Drought Committee found there were different consensuses, and they looked at both the WEAP and our system and realized that there are attributes to both that are effective and therefore we as a District should combine both to better serve our customers. What the Drought Committee has come up with is that most of our customer's allocations will be based on essential and non-essential water use. Their non-essential use will be based on what is irrigable and not irrigable. Some non-essential allocations will be based on the size of their property but not to exceed 2 acres and will be subject to reduction in allocation amounts as the drought worsens. Agriculture would get an annual non-essential allocation based on historical use and would be required to manage their use over the year while Commercial would be a combination of the essential and non-essential. It was determined that our “drought surcharge” needs to be evaluated as to when to charge the correct amount but there are still several aspects of the “CARP” that needs to be figured out for understanding and clarity. Mr. Krumpschmidt has some concerns with the waiver program, especially with the “specialty crops.” It is possible for an inappropriate crop for this area would get inappropriate amounts of water. So we need to give that more thought as well. However, after reading over the draft plan, Mr. Krumpschmidt likes it and feels it will be a good plan. The next steps are: The Drought Committee will take this draft, add a title page and an introduction and make some necessary changes and corrections to tighten up the rate plan. While the new rate plan is being tightened up, the Budget Committee will meet and come up with figures of the new rates such as the indoor and outdoor use and the conservation penalty. When it comes time to inform our customers, we will schedule a Public Meeting, hopefully in April, and talk about our rates and a drought update and draft a notice about the drought for a monthly mailer in March. Eventually, we will have to meet with Casitas to get a better idea of where everyone is with the drought for budget purposes.

**10. Closed Session:** The Board of Directors will hold a closed session to discuss personnel matters or litigation, pursuant to the attorney/client privilege, as authorized by Government Code Section 54957 & 54956.8, 54956.9 and 54957

No closed session items to discuss

**11. Meeting Adjournment**

There being no further business to conduct at this time, Board President James Kentosh adjourned the meeting at 9:09 p.m.

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President

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Secretary