

Regular Meeting
January 21, 2021
6:00 p.m.



1

NOTICE OF REGULAR MEETING OF BOARD OF DIRECTORS

January 21, 2020

Right to be heard: Members of the public have a right to address the Board directly on any item of interest to the public that is within the subject matter jurisdiction of the Board, provided that no action shall be taken on any item not appearing on the agenda unless the action is otherwise authorized by subdivision (b) of Section 54954.2.

Please Note: If you have comments on a specific agenda item(s), please fill out a comment card and return it to the Board Secretary. The Board President will call on you for your comments at the appropriate time, either before or during the Board's consideration of that item.

If you require special accommodations for attendance at or participation in this meeting, please notify our office 24 hours in advance at (805) 646-2114 (Govt. Code Section 94594.1 and 94594.2 (a))

Agenda

The meeting will be called to order at 6:00 p.m.

1. Roll Call

2. Approval of Minutes December 17, 2019, Regular Meeting, Special Meeting December 11 and 23, 2019

3. Public Comments

The Board will receive comments from the public at this time on any item of interest to the public that is not on the agenda that is within the subject matter jurisdiction of the legislative body, provided that no action shall be taken on any item not appearing on the agenda unless the action is otherwise authorized by subdivision (b) of Section 54954.2. Matters raised by public comment requiring Board action will be referred to staff or placed on a subsequent agenda where appropriate.

When addressing the Board, please state your name and address and limit your comments to three (3) minutes.

Please Note: If you have comments on specific agenda items, please fill out a comment card and return it to the Board Secretary. The Board President will call on you for your comments at the appropriate time, either before or during the Board's consideration of that item.

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

- **State Case: SBCK vs. SWRCB, San Francisco Superior Court, Case # CPF-14-513875**
- **Meiners Oaks Water District vs Moll, Ostling and Ojai Vista Farms 56-2018-00515474-CU-OR-VTA/**

5. Financial Matters

- **Approval of Payroll and Payables from December 16, 2019 to January 15, 2020 in the amount of:**

Payables – \$ 180,846.39

Payroll – \$ 36,656.56

Total – \$ 217,502.95

6. Board Discussion and/or Action

- a) Presentation from Ted Moore RE: 40 unit affordable/ or workforce housing project on E. El Roblar Dr**

- Open Public Comment -

- Close Public Comment -

Recommended Action: Discussion and provide feed back

- b) Discussion – Review of Draft Proposed Allocation Program**

- Open Public Comment -

- Close Public Comment -

Recommended Action: Provide feedback to AP Committee

- c) Discussion and Approval – Draft notice to MOWD customer's**

- Open Public Comment -

- Close Public Comment -

Recommended Action: Approve Notice

**d) Approval after the fact – Quote from General Pump to remove Well 4,
Video Log and Inspect (See attached explanation)**

- Open Public Comment**
- Close Public Comment**

Recommended Action: Approve Quote

7. General Manager's Report

- **District O& M Report**
- **Well 4**

8. Board Committee Reports

- **GSA Report**
- **Executive Committee Report – Kentosh/Krumpschmidt 316 N La Luna**
- **Budget/Rate Committee Report**
- **Allocation Program committee report**
- **New meters and expansion committee**
- **Emergency Preparedness Committee**

9. Old Business

- **State Water**
- **Ojai, Ventura Water Partnership –**
- **Matilija Dam Removal Update**
- **Cold Water Formation**
- **Grant Projects: Nitrate removal and Blending
Cold Water Formation**

10. Board of Directors Reports/Comments

11. Closed Sessions: 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.

- **Conference with Legal Counsel – Personnel 54957 (b)(4) G.M. Review**

12. Meeting Adjournment.

Regular Meeting
December 17, 2019
6:00 p.m.

Meiners Oaks Water District

202 West El Roblar Drive
Ojai, CA 93023-2211
Phone 646-2114

MINUTES

The meeting was called to order at 6:00 p.m.

1. Roll Call

The meeting was called to order by the Board President Mike Etchart at 6:00 pm at the District Office.

Present were: Board President, Mike Etchart; Board Directors, James Kentosh, Mike Krumpschmidt, Larry Harrold, and Diana Engle. Staff Present: General Manager, Mike Hollebrands, Board Secretary, Summer Ward, and Attornies, Lindsay Nielson, and Greg Jones.

2. Approval of the minutes

Approval of November 19, 2019, Regular Meeting minutes:

Ms. Engle made the motion to approve the November 19, 2019, Regular Meeting minutes. Mr. Krumpschmidt seconded the motion.

No public comments.

Engle/Krumpschmidt

All Ayes

M/S/C

3. Public Comments

Ted Moore, Andrea Neal, and Renee Roth were present to discuss a joint venture to build affordable housing on the vacant lot on E. El Roblar. Mr. Moore stated they would like to partner with MOWD, as they feel the property is a good site for a well. The group is working on a net-zero water plan, potential savings with Oak Grove School and further savings at Meiners Oaks Elementary School. Ms. Neal added that the water savings will include solar power and battery storage and many other projects. Mr. Moore will coordinate with the GM to present at a future Board meeting.

Beth Von Gunten – was present at the meeting.

**** Agenda Order Changed****

The Board went into closed session at 6:15 p.m.

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

- Conference with Legal Counsel – Existing Litigation (Paragraph (1) of subdivision (d) of Section 54956.9)
 - Meiners Oaks Water District vs. Moll, Ostling and Ojai Vista Farms 56-2018-00515474-CU-OR-VTA/

The board adjourned closed session at 6:46 pm.

Attorney Nielson stated that in closed session, Mr. Jones reported updates on the Moll case. No actions were taken, and no decisions were made during the closed session.

5. Financial Matters

- Approval of Payroll and Payables from November 15 to December 15, 2019 in the amount of:

| | |
|------------|---------------------|
| Payables - | \$ 83,075.30 |
| Payroll - | <u>\$ 40,244.11</u> |
| Total - | \$ 123,319.41 |

Mr. Harrold made the motion to approve the Payroll and Payables from November 16 to December 15, 2019. Ms. Kentosh seconded the motion.

Public Comment – Mr. Moore shared that there may be some possible energy savings through alternative methods.

Ms. Engle requested clarification on the generator invoicing; Mr. Hollebrands explained that both generators are in hand and up at the District yard, however, the larger generator invoice has not been received. Ms. Engle noted the difference in the Edison bill amounts for wells 4 and 7, compared to the other sites. Mr. Hollebrands stated the electric bills for those sites tend to be higher due to higher horsepower requirements and historical problems with Edison billing amounts. Staff will evaluate previous billings and report back to the board.

Harrold/Kentosh
All Ayes
M/S/C

6. Board Discussion/Actions

a) Discussion of Allocation Program

Ms. Engle reviewed that at the last meeting the Board reviewed terms and provided feedback. The Drought Committee met this morning and reviewed the 9-page table in detail and simplified several items. Director Kentosh will help with the allocation program document so that it harmonizes with the rate program. Ms. Engle stated that the goal is to have the allocation program reviewed in January with adoption in February. The Drought Committee will draft a bill stuffer for customers in January and will post the draft document on the District website for public review and comment.

No Public Comment.

b) Discussion and Approval – Authorize Sam Hill and Sons to replace fire hydrant at 245 N. Poli St. in the amount of \$6,900.00.

Tabled until January, pending bid. Mr. Krumpschmidt asked if the district used to service hydrants or always contracted out to a vendor; Mr. Hollebrands explained that yes, in the past the operators were able to service them and we are hoping to get back to performing that work very soon.

c) Discussion and Approval – Authorize Byrd Electronics to replace the treatment plant computer and install new configuration software in the amount of \$14,344.97.

Mr. Hollebrands presented the quote from Byrd Electronics to replace the computer and install updated Wonderware software, which is used to produce the required State reports. Mr. Hollebrands added that this expense is included in the current budget.

Ms. Engle asked why Byrd, are there other companies that could perform the work? Mr. Hollebrands explained that the labor costs associated with bringing in a new company to work on the software would be higher and take longer, as the code and programming are all custom built for the District. Mr. Kentosh stated that the price is reasonable for a SCADA program for a small water treatment plant.

Mr. Krumpschmidt shared concerns regarding the environment that the new computer will be stored. Mr. Hollebrands will work on making that facility water tight and a new a/c fan was installed last summer.

No Public comment.

Mr. Kentosh made the motion to approve the Byrd Electronics replacement of the treatment plant computer and install new configuration software in the amount of \$14,344.97 and weather-proof the treatment plant. Ms. Engle seconded the motion.

Kentosh/Engle

7. General Manager's Report

- **District Operations & Maintenance Report**
Mr. Hollebrands reported that he has revamped the GM Board Report, added a summary update section. Static well levels have begun to rise. Mr. Hollebrands reviewed that Deiner's Electric started work on the panels for generated power. The plan is to have the panels upgraded, then haul the large generator down to Wells 4 & 7 to be tested with CAT on-site, training to be provided by CAT on how to start, run and maintain the generators. Additionally, engineering work on the new treatment plant is almost complete; WREA engineering for the new water line across the Highway 33 to Meiners Rd is complete, awaiting State permit. Mr. Hollebrands noted that Operator Tony Rodriguez resigned, his last day was December 13, 2019. A new Operator has been hired, he comes to us from Casitas with level II certifications.

8. Board Committee Reports

- **Upper Ventura River GSA** – Ms. Engle reported that the GSA met last Thursday, continuing on task orders for Kear monitoring activities. Bryan Bondy is setting up a meeting with DWR and the State regarding the overlap between the GSP, Adjudication and Flow Study.
- **Executive Committee** – October 26, 2019 minutes included in the packet.
- **Budget/Rate Committee** – Meeting in January 2020.
- **Allocation Program Committee** – Reported under item 6(a).
- **New Meters and Expansion Committee**- 12/4/19 Ted Moore presentation, discussed 5 possible ways to save water with this project. Mr. Krumpschmidt added that there was very constructive dialog during the meeting. Mr. Hollebrands to add Ted Moore to the January Regular Board meeting agenda.
- **Emergency Management Committee** – No meeting.

Public Comments:

Ms. Von Gunten asked why there have been additional special meetings, what are the associated costs with holding extra sessions? President Etchart responded that the Board decided it was appropriate to have a direct face-to-face meeting with the ChannelKeeper v. City of Ventura Adjudication attorney representing the District; additionally, a meeting was held to focus on the evaluation method for the GM.

9. Old Business

- **State Water** – No update.
- **Ojai, Ventura Water Partnership** – No update.
- **Matilija Dam Removal Update** – No update.

- **Grant Projects: Nitrate Removal & Blending and Cold Water Formation – No update.**

10. Board of Directors' Reports/Comments

Ms. Engle – attended the Ventura River Watershed Council meeting, stated that Regina Hirsch was present and holding meetings with water agencies regarding grant projects. Ms. Engle recommends reaching out to Regina to find out the status of the District grant projects. Kevin Delano provided an update on the process and schedule of events, anticipate the model to come out around Spring 2021. The Groundwater Resources Association of California held a high-level webinar that had some technical glitches, however, the Central Coast Chapter meeting was well attended and provided good discussion. Lastly, Ms. Engle shared that she is on the planning committee again for the AWA Annual Symposium, more to come.

Mr. Harrold – stated that a friend of his is retiring and selling a good backhoe for \$17,000, this may be a good find for the District. Mr. Harrold to find out more information about the equipment.

Mr. Krumpschmidt – shared that he has been involved with the Board's decision to include staff input into the GM evaluation process and will discuss process changes at a future time. Mr. Krumpschmidt stated that he really enjoyed this year's holiday dinner, the location and the food was great, it was a fun time.

Mr. Kentosh – requested that a board packet be printed in advance of the meeting for him to pick up. The District should consider donating the unused laptops to the school district.

Mr. Etchart – Mandatory Asian Citrus Psyllid pesticide spraying has increased from 2-4 times per year and we are seeing improvement. The Farm Bureau sponsored bringing in specialized trained dogs that can flag the trees that are infested.

The Board went into closed session at 8:00 p.m.

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

- **Conference with Legal Counsel – Personnel 54957 (b)(4) G.M. Review**

The board adjourned closed session at 9:01 pm.

Attorney Nielson stated that in closed session, the board discussed the GM performance evaluation process. No actions were taken, and no decisions were made during this closed session.

12. Meeting Adjournment

There being no further business to conduct at this time, Board President Mike Etchart adjourned the meeting at 9:02 pm.

President

Secretary

Special Meeting
December 11, 2019
11:00 a.m.

Meiners Oaks Water District

202 West El Roblar Drive
Ojai, CA 93023-2211
Phone 646-2114

MINUTES

The meeting was called to order at 11:00 a.m.

1. Roll Call

The meeting was called to order by the Board President Mike Etchart at 11:04 am at the District Office.

Present were: Board President, Mike Etchart; Board Directors, James Kentosh, Mike Krumpschmidt, Larry Harrold, and Diana Engle. Staff Present: General Manager, Mike Hollebrands and Attorney J. Zolezzi.

2. Approval of the minutes

No minutes to approve.

3. Public Comments

No public present.

4. Open Session

a) Mr. Etchart stated that the Board will now be going into closed session to receive an update from Attorney J. Zolezzi.

The Board went into closed session at 11:05 a.m.

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

- Conference with Legal Counsel – Existing Litigation (Paragraph (1) of subdivision (d) of Section 54956.9)
 - Adjudication Review & Summary for State Case: SBCK vs. SWRCB, San Francisco Superior Court, Case # CPF-14-5138751.

The board adjourned closed session at 12:00 pm.

No actions were taken, and no decisions were made during this closed session.

12. Meeting Adjournment

There being no further business to conduct at this time, Board President Mike Etchart adjourned the meeting at 12:00 pm.

President

Secretary

Special Meeting
December 23, 2019
7:00 p.m.

Meiners Oaks Water District

202 West El Roblar Drive
Ojai, CA 93023-2211
Phone 646-2114

MINUTES

The meeting was called to order at 7:00 p.m.

1. Roll Call

The meeting was called to order by the Board President Mike Etchart at 7:00 pm at the District Office.

Present were: Board President, Mike Etchart; Board Directors, James Kentosh, Mike Krumpschmidt, Larry Harrold, and Diana Engle. Staff Present: None.

2. Approval of the minutes

No minutes to approve.

3. Public Comments

No public present.

4. Open Session

a) Mr. Etchart stated that the Board will now be going into closed session to discuss the General Manager Evaluation.

The Board went into closed session at 7:05 p.m.

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

- Conference with Legal Counsel – Existing Litigation (Paragraph (1) of subdivision (d) of Section 54956.9)
 - General Manager Evaluation – 54957 (b)(1)(2).

The board adjourned closed session at 9:15 pm.

No actions were taken, and no decisions were made during this closed session.

12. Meeting Adjournment

There being no further business to conduct at this time, Board President Mike Etchart adjourned the meeting at 9:15 pm.

President

Secretary

Fiscal Year AT-A-Glance
2019-20

| CIP | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | To Date | Budgeted | % of Budgeted |
|------------|--------------|--------------|--------------|--------------|--------------|--------------|-----|-----|-----|-----|-----|-----|--------------|----------------|---------------|
| Budgeted | \$6,066.00 | \$1,270.50 | \$1,237.00 | \$34,822.46 | \$19,331.67 | \$120,186.53 | | | | | | | \$182,914.16 | \$637,000.00 | 28.71% |
| Unbudgeted | \$155,577.97 | \$87,041.90 | \$104,933.37 | \$97,743.35 | \$78,399.85 | \$110,793.36 | | | | | | | \$634,489.80 | \$1,512,100.00 | 41.96% |
| Income | \$13,424.44 | \$3,850.00 | \$0.00 | \$3,512.52 | \$8,158.85 | \$0.00 | | | | | | | \$28,945.81 | \$100,000.00 | 28.95% |
| | \$127,483.94 | \$138,756.85 | \$141,252.77 | \$155,567.92 | \$152,114.54 | \$241,325.30 | | | | | | | \$956,501.32 | \$1,542,741.20 | 62.00% |

| 2019-20 | Capital Improvement Schedule | | | |
|--|------------------------------|---------------|---------------|---------|
| | Budgeted | | | |
| | Capital Rpl. | Capital Impr. | Spent To Date | % CMPLT |
| Automation of Fairview Connection Design | \$0.00 | \$20,000.00 | \$0.00 | 0.00% |
| Well 8 Nitrate Removal | \$0.00 | \$25,000.00 | \$0.00 | 0.00% |
| 4 Valve Replacement/Deadends | \$0.00 | \$50,000.00 | \$0.00 | 0.00% |
| Relocate 6 inch main for zone 2 | \$0.00 | \$0.00 | \$6,500.00 | 6.50% |
| El Sol to Lomita Tie-in | \$50,000.00 | \$0.00 | \$0.00 | 0.00% |
| R1 and R2 well conditions report | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| Final design and Permitting T.P PH-2 | \$150,000.00 | \$25,000.00 | \$12,537.50 | 8.36% |
| Generator/Panels Emergency | | \$155,000.00 | \$134,516.20 | 86.78% |
| Total | \$315,000.00 | \$145,000.00 | \$0.00 | |

Report of Income as of 12/31/2019

| Income | Month of December | Year To Date | Budget Approp | Approp Bal 07/31/19 |
|------------------------------------|----------------------|-------------------|---------------------|------------------------|
| Interest | 4,066.96 | 20,083.95 | -- | 20,083.95 |
| Taxes | 88,375.14 | 93,672.28 | -- | 93,672.28 |
| Pumping Charges | 264.30 | 1,863.19 | -- | 1,863.19 |
| Fire Protection | 128.28 | 1,212.67 | -- | 1,212.67 |
| Meter & Inst. Fees | -- | -- | -- | -- |
| Water Sales | 79,745.06 | 393,865.89 | 692,256.00 | 298,390.11 |
| ¹ Casitas Water/Standby | 851.65 | 4,440.19 | -- | 4,440.19 |
| MWAC Charges | 55,451.22 | 331,726.00 | 770,484.00 | 438,758.00 |
| MCC Chg. | 6,296.81 | 38,858.51 | 80,000.00 | 41,141.49 |
| ² Misc. Income | 3,197.78 | 20,914.79 | -- | 20,914.79 |
| Late & Delinquent Chgs. | 2,948.10 | 18,206.33 | -- | 18,206.33 |
| Conservation Penalty | -- | -- | -- | -- |
| Capital Improvement | -- | -- | -- | -- |
| Drought Surcharge | -- | 31,657.52 | -- | 31,657.52 |
| | -- | -- | -- | -- |
| | | -- | -- | -- |
| | | -- | -- | -- |
| TOTAL INCOME | 241,325.30 | 956,501.32 | 1,542,740.00 | 586,238.68 |

Note:

¹ This line item is necessary because these sales are tracked in the expenditures

² This line item could includes things such as:

Recycled meters and scrap metal

Employee payments for insurance payouts

Meiners Oaks Water District

Report of Expenses and Budget Appropriations, Current Bills and Appropriations To Date

| Expenditures | Month of December | Year To Date | Budget Approp | Approp Bal 12/31/19 | Current January | Approp Bal To Date |
|---|------------------------------|-------------------------|--------------------------|--------------------------------|----------------------------|-------------------------------|
| Salary / Taxes | 35,944.19 | 225,749.53 | 500,000.00 | 274,250.47 | - | 274,250.47 |
| Payroll Taxes | 2,373.45 | 17,221.76 | 45,000.00 | 27,778.24 | - | 27,778.24 |
| Retirement Contributions | 4,112.24 | 25,985.85 | 42,000.00 | 16,014.15 | - | 16,014.15 |
| Group Insurance | 8,941.54 | 42,123.10 | 78,000.00 | 35,876.90 | - | 35,876.90 |
| Company Uniforms | - | 1,475.11 | 2,000.00 | 524.89 | - | 524.89 |
| Phone Office | 745.45 | 5,155.55 | 9,000.00 | 3,844.45 | - | 3,844.45 |
| Janitorial Service | 670.82 | 3,298.25 | 4,500.00 | 1,201.75 | - | 1,201.75 |
| Refuse Disposal | 266.59 | 1,599.54 | 3,100.00 | 1,500.46 | - | 1,500.46 |
| Liability Insurance | - | 27,225.13 | 27,000.00 | (225.13) | - | (225.13) |
| Workers Compensation | - | 13,984.93 | 18,000.00 | 4,015.07 | - | 4,015.07 |
| Wells | - | 3,443.47 | 10,000.00 | 6,556.53 | - | 6,556.53 |
| Truck Maintenance | 466.28 | 973.31 | 3,000.00 | 2,026.69 | - | 2,026.69 |
| Office Equip. Maintenance | 131.05 | 1,245.36 | 6,000.00 | 4,754.64 | - | 4,754.64 |
| Cell Phones | 320.97 | 1,923.25 | 4,000.00 | 2,076.75 | - | 2,076.75 |
| System Maintenance | 3,071.25 | 28,124.23 | 75,000.00 | 46,875.77 | - | 46,875.77 |
| Safety Equipment | - | 1,797.39 | 3,000.00 | 1,202.61 | - | 1,202.61 |
| Laboratory Services | 1,011.00 | 3,777.00 | 12,000.00 | 8,223.00 | - | 8,223.00 |
| Membership and Dues | - | 2,205.00 | 8,000.00 | 5,795.00 | - | 5,795.00 |
| Printing and Binding | 7.02 | 3,009.01 | 500.00 | (2,509.01) | - | (2,509.01) |
| Office Supplies | 753.03 | 4,576.36 | 5,000.00 | 423.64 | - | 423.64 |
| Postage and Express | 802.89 | 4,295.62 | 13,000.00 | 8,704.38 | - | 8,704.38 |
| B.O.D. Fees | 3,350.00 | 7,700.00 | 15,000.00 | 7,300.00 | - | 7,300.00 |
| Engineering & Technical Services | 5,605.60 | 21,276.60 | 50,000.00 | 28,723.40 | - | 28,723.40 |
| Computer Services | 1,955.40 | 6,868.14 | 15,000.00 | 8,131.86 | - | 8,131.86 |
| Other Prof. & Regulatory Fees | 8,718.53 | 25,657.38 | 45,000.00 | 19,342.62 | - | 19,342.62 |
| Public and Legal Notices | - | - | 2,000.00 | 2,000.00 | - | 2,000.00 |
| Attorney Fees | 13,745.82 | 26,371.10 | 90,000.00 | 63,628.90 | - | 63,628.90 |
| GSA Fees | - | 51,107.41 | 50,000.00 | (1,107.41) | - | (1,107.41) |
| VR/SBC/City of VTA Law Suit | 980.00 | 9,137.46 | 100,000.00 | 90,862.54 | - | 90,862.54 |
| State Water | - | - | 35,000.00 | 35,000.00 | - | 35,000.00 |
| Audit Fees | - | - | 22,000.00 | 22,000.00 | - | 22,000.00 |
| Small Tools | 120.30 | 1,549.29 | 2,500.00 | 950.71 | - | 950.71 |
| Election Supplies | - | - | - | - | - | - |
| Water Purchase | - | - | 75,000.00 | 75,000.00 | - | 75,000.00 |
| CMWD Standby Charges | 1,500.48 | 8,825.94 | 17,000.00 | 8,174.06 | - | 8,174.06 |
| Treatment Plant | - | 2,296.35 | 20,000.00 | 17,703.65 | - | 17,703.65 |
| Fuel | 607.97 | 6,484.09 | 10,000.00 | 3,515.91 | - | 3,515.91 |
| Travel Exp./Seminars | 400.51 | 535.51 | 2,000.00 | 1,464.49 | - | 1,464.49 |
| Utilities | 204.94 | 1,340.41 | 3,500.00 | 2,159.59 | - | 2,159.59 |
| Power and Pumping | 13,986.04 | 45,436.76 | 80,000.00 | 34,563.24 | - | 34,563.24 |
| Meters | - | - | 10,000.00 | 10,000.00 | - | 10,000.00 |
| Total Expenditures | 110,793.36 | 633,775.19 | 1,512,100.00 | 878,324.81 | - | 878,324.81 |
| Water Distribution System | - | - | - | - | - | - |
| Automating Fairview Conn. Design | - | - | 20,000.00 | 20,000.00 | - | 20,000.00 |
| Well 8 Nitrate Removal/Blending | - | - | 25,000.00 | 25,000.00 | - | 25,000.00 |
| 4 Valve Replacements/Deadends | - | - | 50,000.00 | 50,000.00 | - | 50,000.00 |
| Relocate 6" Main for Z-2 | 2,275.00 | 6,500.00 | 100,000.00 | 93,500.00 | - | 93,500.00 |
| El Sol to Lomita Tie-In | - | - | 50,000.00 | 50,000.00 | - | 50,000.00 |
| R1 & 2 Well Conditions Report | - | - | 25,000.00 | 25,000.00 | - | 25,000.00 |
| Structures and Improvements | - | - | - | - | - | - |
| Generator/Panel Upgrades | 115,967.53 | - | 155,000.00 | 155,000.00 | - | 155,000.00 |
| T.P. Final Eng/Permitting/PH-2 | 1,944.00 | 12,537.50 | 150,000.00 | 137,462.50 | - | 137,462.50 |
| Well 4 Development Work | - | - | 25,000.00 | 25,000.00 | - | 25,000.00 |
| Furniture and Fixtures | - | - | - | - | - | - |
| General Managers Desk | - | - | 2,000.00 | 2,000.00 | - | 2,000.00 |
| Field Equipment | - | - | - | - | - | - |
| T.P. Computer/Programming | - | - | 15,000.00 | 15,000.00 | - | 15,000.00 |
| | - | - | - | - | - | - |
| Appropriations for Contingencies | - | 28,945.81 | 100,000.00 | 71,054.19 | - | 71,054.19 |
| | - | - | - | - | - | - |
| Total CIP Spending | 120,186.53 | 47,983.31 | 717,000.00 | 669,016.69 | - | 669,016.69 |
| GRAND TOTAL | 230,979.89 | 681,758.50 | 2,229,100.00 | 1,547,341.50 | - | 1,547,341.50 |



Meiners's Oaks County Water District, CA

Check Report

By Vendor Name

Date Range: 12/16/2019 - 01/15/2020

| Vendor Number Payable # | Vendor Name Payable Type | Post Date | Payment Date Payable Description | Payment Type | Discount Amount Discount Amount | Payment Amount Payable Amount | Number |
|---|---|--|--|--------------|------------------------------------|--|------------|
| Bank Code: AP Bank-AP Bank | | | | | | | |
| ADVANTAGE MOWD08 | Anvantage Physical Therapy Invoice | 12/31/2019 | 01/14/2020 Pre-Employment Testing | Regular | 0.00 0.00 | 485.00 485.00 | 8991 |
| ATE 19050.00-000000 | Associated Transportation Engineers Invoice | 12/30/2019 | 01/14/2020 Meiners's Rd. Pipe Relocations | Regular | 0.00 0.00 | 2,275.00 2,275.00 | 8992 |
| AT&T 01841219 | AT&T Invoice | 12/13/2019 | 12/27/2019 Office Phones | Regular | 0.00 0.00 | 187.58 187.58 | 8973 |
| AT&T 08330120 | AT&T Invoice | 12/19/2019 | 01/14/2020 Office Phones | Regular | 0.00 0.00 | 557.87 557.87 | 8993 |
| BADGER S1123272.001 | Badger Meter Invoice | 01/03/2020 | 01/14/2020 Meters | Regular | 0.00 0.00 | 1,024.09 1,024.09 | 8994 |
| ERICKSON 122019 | Bradley Erickson Invoice | 12/20/2019 | 01/14/2020 Lighting for Truck | Regular | 0.00 0.00 | 32.14 32.14 | 8995 |
| CDOT 011320 | California Department Of Transportation Invoice | 01/13/2020 | 01/14/2020 Caltrans Permit Application Review Fee | Regular | 0.00 0.00 | 1,476.00 1,476.00 | 8996 |
| CALPERS INV0001324 | California Public Employees' Retirement Invoice | 12/13/2019 | 12/31/2019 Health | Bank Draft | 0.00 0.00 | 3,281.80 3,281.80 | DFT0000836 |
| CALPERS 122419 | California Public Employees' Retirement Invoice | 12/16/2019 | 12/24/2019 Health | Bank Draft | 0.00 0.00 | 3,097.94 3,097.94 | DFT0000850 |
| CALPERS INV0001338 | California Public Employees' Retirement Invoice | 12/31/2019 | 12/31/2019 Health | Bank Draft | 0.00 0.00 | 2,946.88 2,946.88 | DFT0000853 |
| CAL-STATE 145486 145825 | Cal-State Invoice Invoice | 12/30/2019 01/04/2020 | 01/14/2020 Portable Restroom Portable Restroom | Regular | 0.00 0.00 | 206.09 104.73 101.36 | 8997 |
| CMWD 26115123119 26200123119 30065123119 | Casitas Municipal Water District Invoice Invoice Invoice | 12/31/2019 12/31/2019 12/31/2019 | 01/14/2020 Fairview Stby Hatmann Allocation Tico & La Luna Stby | Regular | 0.00 0.00 0.00 0.00 | 1,500.48 665.71 169.06 665.71 | 8998 |
| CLEANCO 1158 | Cleancoast Janitorial Invoice | 12/27/2019 | 12/27/2019 December Janitorial | Regular | 0.00 0.00 | 360.00 360.00 | 8974 |
| CVTDEP 291576 | County of Ventura Transport. Dept. Invoice | 01/02/2020 | 01/14/2020 Admin. Excavation Rider Permit | Regular | 0.00 0.00 | 1,540.00 1,540.00 | 8999 |
| DATAP DP1904533 | Dataprose LLC Invoice | 12/31/2019 | 01/14/2020 Billing & Postage | Regular | 0.00 0.00 | 802.89 802.89 | 9000 |
| EJHAR 281301219 994261219 | E. J. Harrison Roloffs, Inc. Invoice Invoice | 12/13/2019 12/13/2019 | 12/27/2019 Office Trash 3 Yard Dumpster | Regular | 0.00 0.00 0.00 | 266.59 51.60 214.99 | 8975 |
| FAIRWEATHER 13181 | Fairweather Heating & Air Conditioning, Inc. Invoice | 12/19/2019 | 12/27/2019 Heater Repair | Regular | 0.00 0.00 | 113.50 113.50 | 8976 |
| FAMCON S100019425.001 S100019444.001 | Famcon Pipe and Supply, Inc. Invoice Invoice | 12/30/2019 12/30/2019 | 01/14/2020 Saddle, Air Valve, Nipples, etc. Meter Boxes and Lids | Regular | 0.00 0.00 0.00 | 1,077.33 333.01 744.32 | 9001 |

Check Report

Date Range: 12/16/2019 - 01/15/2020

| Vendor Number Payable # | Vendor Name Payable Type | Post Date | Payment Date Payable Description | Payment Type | Discount Amount Discount Amount | Payment Amount Payable Amount | Number |
|------------------------------|------------------------------------|------------|-------------------------------------|--------------|------------------------------------|----------------------------------|--------|
| FGLENV | FGL Environmental | | 12/27/2019 | Regular | 0.00 | 170.00 | 8977 |
| 916110A | Invoice | 12/09/2019 | Samples | | 0.00 | 85.00 | |
| 916395A | Invoice | 12/12/2019 | Samples | | 0.00 | 85.00 | |
| FGLENV | FGL Environmental | | 01/14/2020 | Regular | 0.00 | 841.00 | 9002 |
| 915738A | Invoice | 12/27/2019 | Samples | | 0.00 | 523.00 | |
| 916801A | Invoice | 12/30/2019 | Samples | | 0.00 | 33.00 | |
| 916803A | Invoice | 12/19/2019 | Samples | | 0.00 | 85.00 | |
| 916804A | Invoice | 12/31/2019 | Samples | | 0.00 | 30.00 | |
| 917204A | Invoice | 12/30/2019 | Samples | | 0.00 | 85.00 | |
| 917509A | Invoice | 12/30/2019 | Samples | | 0.00 | 85.00 | |
| GUARDIAN | Guardian | | 12/27/2019 | Regular | 0.00 | 616.77 | 8971 |
| INV0001325 | Invoice | 12/13/2019 | Dental | | 0.00 | 326.28 | |
| INV0001339 | Invoice | 12/31/2019 | Dental | | 0.00 | 290.49 | |
| GUARDIAN | Guardian | | 12/27/2019 | Regular | 0.00 | 45.72 | 8978 |
| 7690461219 | Invoice | 12/12/2019 | Administration Fee | | 0.00 | 45.72 | |
| HPWP&C | Hathaway, Perrett, Webster, Powers | | 12/27/2019 | Regular | 0.00 | 3,613.00 | 8979 |
| 107151 | Invoice | 12/01/2019 | Attorney Fees | | 0.00 | 3,613.00 | |
| HPWP&C | Hathaway, Perrett, Webster, Powers | | 01/14/2020 | Regular | 0.00 | 8,372.82 | 9003 |
| 107396 | Invoice | 12/31/2019 | Attorney Fees | | 0.00 | 8,372.82 | |
| HLTHNE | Health Net Life Insurance Company | | 12/27/2019 | Regular | 0.00 | 41.10 | 8980 |
| 61791219 | Invoice | 12/09/2019 | Life Insurance | | 0.00 | 41.10 | |
| NEILSON | Law Offices of Lindsay F. Nielson | | 12/27/2019 | Regular | 0.00 | 2,740.00 | 8981 |
| 34881219 | Invoice | 12/11/2019 | Attorney Fees | | 0.00 | 1,760.00 | |
| 36601219 | Invoice | 12/11/2019 | Attorney Fees | | 0.00 | 980.00 | |
| MOAR | Meiners Oaks Auto Repair | | 01/14/2020 | Regular | 0.00 | 64.93 | 9004 |
| 042424 | Invoice | 01/07/2020 | Oil Change | | 0.00 | 64.93 | |
| MOHARD | Meiners Oaks Hardware | | 01/14/2020 | Regular | 0.00 | 114.24 | 9005 |
| 905305 | Invoice | 12/02/2019 | Bolts & Screws, Gloves | | 0.00 | 21.44 | |
| 905523 | Invoice | 12/04/2019 | Raid, Bait Stations | | 0.00 | 17.55 | |
| 905914 | Invoice | 12/06/2019 | Electric Tape | | 0.00 | 11.70 | |
| 906371 | Invoice | 12/10/2019 | Washer | | 0.00 | 4.25 | |
| 906404 | Invoice | 12/10/2019 | Mending Brace | | 0.00 | 16.82 | |
| 906410 | Credit Memo | 12/10/2019 | Mending Brace Return | | 0.00 | -18.32 | |
| 906852 | Invoice | 12/13/2019 | Gopher Wire, Hex Bolt | | 0.00 | 25.09 | |
| 906870 | Invoice | 12/13/2019 | Bolts & Screws | | 0.00 | 2.36 | |
| 907199 | Invoice | 12/16/2019 | Marking Paint | | 0.00 | 12.87 | |
| 907505 | Invoice | 12/18/2019 | Flashlight | | 0.00 | 17.56 | |
| 908182 | Invoice | 12/24/2019 | Towels | | 0.00 | 2.92 | |
| MITEC | MiTec Solutions LLC | | 12/27/2019 | Regular | 0.00 | 302.50 | 8982 |
| 1054352 | Invoice | 12/17/2019 | Assisted Tyler with Online Payments | | 0.00 | 112.50 | |
| 1054361 | Invoice | 12/17/2019 | Monthly Maintenance | | 0.00 | 180.00 | |
| 58368 | Invoice | 12/15/2019 | Splashtop Account | | 0.00 | 10.00 | |
| MITEC | MiTec Solutions LLC | | 01/14/2020 | Regular | 0.00 | 318.90 | 9006 |
| 58679 | Invoice | 01/01/2020 | Domain | | 0.00 | 80.00 | |
| 58694 | Invoice | 01/01/2020 | Exchange/Web Hosting | | 0.00 | 189.90 | |
| 58786 | Invoice | 01/01/2020 | Off-Site Back Up | | 0.00 | 49.00 | |
| OFFDEP | Office Depot | | 01/14/2020 | Regular | 0.00 | 125.11 | 9007 |
| 419398529001 | Invoice | 12/20/2019 | Paper/Calendars | | 0.00 | 86.73 | |
| 419406922001 | Invoice | 12/20/2019 | Calendar | | 0.00 | 38.38 | |

Check Report

Date Range: 12/16/2019 - 01/15/2020

| Vendor Number Payable # | Vendor Name Payable Type | Post Date | Payment Date Payable Description | Payment Type | Discount Amount Discount Amount | Payment Amount Payable Amount | Number |
|---|---|--|--|--------------|--|--|------------|
| OBC 14992 | Ojai Business Center, Inc. Invoice | 12/31/2019 | 01/14/2020 Scanning | Regular | 0.00 0.00 | 7.02 7.02 | 9008 |
| OSCAR 14859 | Oscar Delgado Acosta Invoice | 12/16/2019 | 12/27/2019 Mulch | Regular | 0.00 0.00 | 120.00 120.00 | 8983 |
| PATHIAN INV0001327 INV0001341 | Pathian Administrators Invoice Invoice | 12/13/2019 12/31/2019 | 12/27/2019 HSBS HSBS | Regular | 0.00 0.00 0.00 | 112.65 61.47 51.18 | 8972 |
| PATHIAN 25983 | Pathian Administrators Invoice | 12/27/2019 | 12/27/2019 Vision | Regular | 0.00 0.00 | 10.27 10.27 | 8984 |
| POWER W32168 W32169 | Power Machinery Center Invoice Invoice | 12/06/2019 12/06/2019 | 12/27/2019 Maintenance on Golf Cart Maintenance on Golf Cart | Regular | 0.00 0.00 0.00 | 252.10 64.52 187.58 | 8985 |
| PERS INV0001323 | Public Employees' Retirement System Invoice | 12/13/2019 | 12/31/2019 457 Withholdings | Bank Draft | 0.00 0.00 | 475.00 475.00 | DFT0000835 |
| PERS INV0001326 | Public Employees' Retirement System Invoice | 12/13/2019 | 12/31/2019 PERS | Bank Draft | 0.00 0.00 | 2,259.08 2,259.08 | DFT0000837 |
| PERS INV0001337 | Public Employees' Retirement System Invoice | 12/31/2019 | 12/31/2019 457 Withholdings | Bank Draft | 0.00 0.00 | 475.00 475.00 | DFT0000852 |
| PERS INV0001340 | Public Employees' Retirement System Invoice | 12/31/2019 | 12/31/2019 PERS | Bank Draft | 0.00 0.00 | 2,210.05 2,210.05 | DFT0000854 |
| PERS 10000001590860 | Public Employees' Retirement System Invoice | 01/01/2020 | 01/10/2020 Unfunded Accrued Liability | Bank Draft | 0.00 0.00 | 1,694.90 1,694.90 | DFT0000861 |
| PERS 10000001590861 | Public Employees' Retirement System Invoice | 01/01/2020 | 01/10/2020 Unfunded Accrued Liability | Bank Draft | 0.00 0.00 | 72.79 72.79 | DFT0000862 |
| QUINNNTL E1845401 | Quinn Rental Services Invoice | 12/13/2019 | 12/27/2019 Generator | Regular | 0.00 0.00 | 115,967.53 115,967.53 | 8986 |
| HEND 19423-D8D5Y5 | Richard Henderson Invoice | 12/01/2019 | 12/27/2019 Flagging Class | Regular | 0.00 0.00 | 120.27 120.27 | 8987 |
| SCE OFFELE0120 TNKFRM0120 WELL1-0120 WELL2-0120 WELL80120 WELLS4&70120 Z-20120 Z-2FIRO120 Z-2PWR0120 Z-3FIRO120 | Southern California Edison Co. Invoice Invoice Invoice Invoice Invoice Invoice Invoice Invoice Invoice Invoice Invoice | 01/10/2020 01/10/2020 01/10/2020 01/10/2020 01/10/2020 01/10/2020 01/10/2020 01/10/2020 01/10/2020 01/10/2020 01/10/2020 | 01/14/2020 Office Electricity Tank Farm Well 1 Well 2 Well 8 Wells 4&7 Zone 2 Zone 2 Fire Zone 2 Power Zone 3 Fire | Regular | 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 | 3,383.40 87.95 37.08 585.60 487.01 58.59 1,772.86 86.51 32.75 223.53 11.52 | 9009 |
| SCGAS 0231 | Southern California Gas Co. Invoice | 12/30/2019 | 01/14/2020 Office Heat | Regular | 0.00 0.00 | 106.46 106.46 | 9010 |
| SWRCB LW-1026983 | State Water Resources Board Invoice | 12/09/2019 | 12/27/2019 Annual Fees | Regular | 0.00 0.00 | 7,547.10 7,547.10 | 8988 |
| EDLINGER 06 | Susan Edlinger, M. Ed Invoice | 12/23/2019 | 01/14/2020 Board Consultation | Regular | 0.00 0.00 | 500.00 500.00 | 9011 |
| TYLER 025-280351 | Tyler Technologies, Inc. Invoice | 12/01/2019 | 12/27/2019 Annual Fee Utility Billing | Regular | 0.00 0.00 | 1,414.00 1,414.00 | 8989 |

Check Report

Date Range: 12/16/2019 - 01/15/2020

| Vendor Number | Vendor Name | Payment Date | Payment Type | Discount Amount | Payment Amount | Number |
|-------------------------------|---------------------------------------|--------------|-------------------------------------|-----------------|----------------|--------|
| Payable # | Payable Type | Post Date | Payable Description | Discount Amount | Payable Amount | |
| UAOFSC | Underground Service Alert of So.Ca. | 01/14/2020 | Regular | 0.00 | 51.31 | 9012 |
| 122019428 | Invoice | 01/01/2020 | Digalert | 0.00 | 41.35 | |
| 18dbfe7026 | Invoice | 01/01/2020 | CA State Fee | 0.00 | 9.96 | |
| USBANK | US Bank Corporate Pmt. System | 01/14/2020 | Regular | 0.00 | 3,108.00 | 9013 |
| AMAZON120119 | Invoice | 12/01/2019 | Wall File | 0.00 | 20.37 | |
| AMAZON122019 | Invoice | 12/20/2019 | Prime | 0.00 | 13.93 | |
| ATI120319 | Invoice | 12/03/2019 | Stage Cable Black | 0.00 | 1,389.32 | |
| ATI121219 | Invoice | 12/12/2019 | Shipping on Cable | 0.00 | 299.35 | |
| COFFEE121219 | Invoice | 12/12/2019 | Coffee | 0.00 | 20.00 | |
| INDEED121819 | Invoice | 12/18/2019 | Job Posting | 0.00 | 500.75 | |
| KITCHEN121619 | Invoice | 12/16/2019 | Christmas Dinner | 0.00 | 400.51 | |
| MATCO120119 | Invoice | 12/01/2019 | Prybar | 0.00 | 102.74 | |
| OREILLY120519 | Invoice | 12/05/2019 | SHIM | 0.00 | 9.68 | |
| SUBWAY121319 | Invoice | 12/13/2019 | Sandwiches | 0.00 | 47.73 | |
| TRAILER120119 | Invoice | 12/04/2019 | Trailer Parts | 0.00 | 182.04 | |
| VAS120119 | Invoice | 12/01/2019 | Coupling - Meiners Rd Fire Boosters | 0.00 | 85.77 | |
| VONS121119 | Invoice | 12/11/2019 | Toilet Paper & Water | 0.00 | 25.14 | |
| VSTEEL120119 | Invoice | 12/01/2019 | Plate | 0.00 | 10.67 | |
| VERIZON | Verizon Wireless | 01/14/2020 | Regular | 0.00 | 320.97 | 9015 |
| 9845124373 | Invoice | 12/26/2019 | Cell Phones | 0.00 | 320.97 | |
| WREA | Water Resource Engineering Associates | 01/14/2020 | Regular | 0.00 | 1,433.25 | 9016 |
| 3081-12 | Invoice | 12/31/2019 | New Filter | 0.00 | 380.50 | |
| 3295-9 | Invoice | 12/31/2019 | Pipeline Relocation/Replacement | 0.00 | 730.50 | |
| 3354-2 | Invoice | 12/31/2019 | Zone Compliance Report | 0.00 | 322.25 | |
| WRIGHT EXP | WEX Bank | 12/27/2019 | Regular | 0.00 | 607.97 | 8990 |
| 62891931 | Invoice | 12/15/2019 | Fuel | 0.00 | 607.97 | |

Bank Code AP Bank Summary

| Payment Type | Payable Count | Payment Count | Discount | Payment |
|----------------|---------------|---------------|-------------|-------------------|
| Regular Checks | 100 | 45 | 0.00 | 164,332.95 |
| Manual Checks | 0 | 0 | 0.00 | 0.00 |
| Voided Checks | 0 | 0 | 0.00 | 0.00 |
| Bank Drafts | 9 | 9 | 0.00 | 16,513.44 |
| EFT's | 0 | 0 | 0.00 | 0.00 |
| | 109 | 54 | 0.00 | 180,846.39 |

PR \$ 36,656.56

To: Meiners Oaks Water District (MOWD) Board Members
Attention: Mike Hollebrands, General Manager

From: Ted Moore, E.F. Moore & Company

Re: Proposed Affordable (or Workforce) Housing Project, Meiners Oaks, CA

Date: January 10, 2020

Introduction: as a follow-up to my presentation during the public comment period at the 12/17/19 Board Meeting, I will be scheduled for a longer presentation at the MOWD Board Meeting on 1/21/2020. During that meeting I would like to discuss the different options to supply water to this proposed project and answer your questions, including the water offset program and the potential of Casitas supplying the water.

At your suggestion, I did make a brief presentation to the Casitas Board at their meeting on 1/8/2020. I did so during the public comment section since there was not time to schedule and notice my appearance. However, the Board members did ask a few questions to clarify the location, who I represented (myself) and the project scope. Just reading between the lines, there appeared to be interest in the project. I will be on the agenda for their next meeting on 1/22/2020.

- A. **Project:** To develop a 40-unit Affordable Housing Project on El Roblar Drive. The property is vacant and is approximately 3.513 acres across the street from the Adventist Church and the new Assisted Care Project under construction, and adjacent to the existing Ventura County Housing facility. See aerial attached.
- B. **Property Status and Joint Venture:** I have the property in escrow. I have a joint venture with People's Self-Help Housing (PSHH), a nonprofit affordable housing developer based in San Luis Obispo with offices in Santa Barbara and Ventura. The escrow is subject to getting a will-serve letter from MOWD for the project.
- C. **MOWD Not Issuing Will-Serve Letters:** Mike Hollebrands has indicated that the District is still not issuing will-serve letters for new service/projects (because of the drought), and consequently the project would have to be water neutral. Additionally, he indicated that if I could find a new source of water, i.e., a private well could also be a solution.
- D. **Estimated Annual Water Use:** I've estimated that the Project will need about 4.68 AFY.
- E. **Water Neutral Solution:** I proposed offering a water saving program for the District's customers, which would include replacing toilets, shower heads, turf and/or installing xeriscape or greywater systems. It would be on a first come/first serve basis and only be in effect until we've reached a water saving level equivalent to the water used by the project.
 - 1. **Outdoor Program:** I would work with Renee Roth of Rainscape Designs (<http://rainscapedesigns.com/screen-shot-2013-07-08-at-6-02-53-pm/>). Her company would help design and implement the outdoor portion of the program using local landscape contractors.
 - 2. **Indoor Program:** I would work with different plumbing companies in the Ojai Valley to implement this portion of the program.

3. **Ojai Unified School District:** I've met with Tiffany Morse, OUSD Superintendent, to implement water saving features at Meiners Oaks Elementary School. She's very supportive.
4. **Other Large Property Owners:** Oak Grove School is interesting in implementing a water saving program with us, as is the Ojai Retreat Center. I believe that Krotona will also have interest in the program.
5. **Next Step if Acceptable:** I would work closely with Mike to create the overall program, including estimating (upfront) the amount of water to be saved by the different portions of the program. I need a conditional will-serve letter for the project, subject to completion of the water saving program.

F. **Affordable Housing: is there a need in Meiners Oaks?** See the links below from the Affordable Housing Online data base. The need is great in this community as it is in the City of Ojai. Currently, there are zero Affordable housing units available in Meiners Oaks. No affordable units have been built since 1986. 38.08% of the housing units are occupied by renters. 45.51% of the renters are overburdened (defined as a renter paying 30% or more of their income for rent).

<https://affordablehousingonline.com/housing-search/California/Meiners-Oaks>

<https://affordablehousingonline.com/affordable-housing-data>



40 Stacked Dwellings
Meiner's Oaks Concept Study



MEINERS OAKS WATER DISTRICT

Allocation Program

REVIEW DRAFT

January 15, 2020

I. Background and Introduction

In 2015, MOWD implemented a water allocation/rate program based largely on historical water use. Meanwhile, Casitas MWD adopted its Water Efficiency and Allocation Program (WEAP). In 2018 MOWD signed a Memorandum of Understanding (MOU) for water service with Casitas MWD, in which MOWD agreed to implement measures consistent with the WEAP. This will make MOWD's water conservation measures more consistent with those used in the rest of the Ojai Valley. MOWD's new *Allocation Program* is described in this policy document.

MOWD may revise this Allocation Program at any time based on future State regulations, changes to Casitas MWD's WEAP, MOWD's ability to supply water, or other factors as necessary. MOWD's customers will be notified before any changes are implemented.

This Allocation Program is generally intended to cover existing meters and current/historical levels of water use. A separate MOWD *Policy on New Meters and Expansion of Service* is being developed to guide policy on new customers, new meters, and increases in water demands above historical levels.

MOWD's water rates and fees, including over-allocation penalties, are described in a separate document, to be adopted each year by MOWD's Board of Directors (Board).

II. Definitions

Baseline allocation

The allocation assigned to a meter that reflects an appropriate level of water usage in the absence of drought. Baseline allocations consist of two parts: a fixed allocation and a variable allocation (defined below)

Fixed allocation

The portion of a meter's baseline allocation that is not subject to reduction during stages of drought declared by MOWD. This portion of a base allocation is analogous to "essential water use" in Casitas MWD's WEAP.

Variable allocation

The portion of a meter's baseline allocation that is reduced during various stages of drought. This portion of the base allocation is analogous to water used in excess of essential use, as defined in Casitas MWD's WEAP.

Reduced variable allocation

The variable portion of a meter's allocation after it has been reduced in drought Stages 2-5.

Total reduced allocation

A meter's total allocation allowed during a given stage of declared drought, consisting of a non-reduced fixed allocation and a "reduced variable allocation."

Irrigable area

The land area served by a meter(s), after subtracting the areas of impervious facilities such as houses, garages, patios, driveways, sidewalks, etc. This area is generally considered to be the total area that could be irrigated, whether or not it is currently irrigated or has been irrigated in the past.

Seasonal monthly allowance

The percentage of a residential meter's annual variable allocation that is allotted to a specific calendar month during declared drought stages, with higher percentages allotted to summer months and lower percentages allotted to winter months.

Waiver process

A process by which a customer may request a higher or re-adjusted baseline allocation for a meter, for consideration and possible approval by MOWD's Board.

Ownership

One or more contiguous parcels owned by the same individual, provided at least one meter in the collective area serves water across parcel boundaries. If a party owns contiguous legal lots, and no water is crossing the boundaries of the legal lots, then each legal lot can be treated as an individual ownership. MOWD does not intend to treat parcels that belong in the same legal lot as separate ownerships.

Permitted dwelling

A dwelling unit that has been or will be constructed with all required permits from the County of Ventura.

Meter categories

MOWD meters are divided into the following categories: RES = residential; COM = commercial; and AG = agricultural.

The purpose of RES meters is to serve dwellings and outdoor uses of water incidental to, and logically associated with residential use. Examples of incidental outdoor uses are landscape irrigation, gardening, hobby (non-commercial) orchards, stables that are not run as a commercial business, and swimming pool maintenance. Meters serving condominium complexes, multi-plexes, apartment buildings, and mobile home parks shall be classified as RES meters, regardless of whether the owner of the multiple dwelling situation makes a profit from rent.

AG meters are intended to provide water only to commercial irrigated agriculture and only to the extent it existed when MOWD performed its aerial survey of land cover in 2016. Non-commercial agriculture, such as hobby orchards and gardens, will be considered no differently than other discretionary outdoor uses, and shall be served by RES meters. For a meter to retain an AG classification, it must directly provide water to *qualifying commercial agricultural acreage*. To qualify for treatment as commercial agriculture, acreage must be enrolled in the Ventura County Agricultural Irrigated Lands Group (VCAILG)¹ and must not be served by a private well. VCAILG enrollment shall be demonstrated by ongoing grower and/or owner membership in the Ventura County Agricultural Irrigated Lands Group (VCAILG), and by ongoing payment of dues to VCAILG for all irrigated agricultural acreage within the parcel(s) served by the meter.

Existing AG meters that do not serve water to acreage meeting the criteria above will be reclassified as RES meters, and the agricultural square footage in the ownership associated with the meter (if there was any in 2016) will be treated as generic irrigable acreage subject to the formula for calculating variable allocations for residential meters.

III. Baseline Allocations

MOWD's baseline allocations correspond to a reasonable amount of water use in the absence of drought conditions. Baseline allocations are derived from elements of Casitas MWD's WEAP. MOWD reserves the right to assign baseline allocations to individual customers based on audits or waiver hearings.

¹ According to state regulations, commercial irrigated agricultural land in the county must be enrolled in the Ventura County Agricultural Irrigated Lands Group (VCAILG). This requirement ensures that the owners/growers operating the irrigated acreage are meeting the requirements in the Los Angeles Region Conditional Waiver of Waste Discharge Requirements for Discharges from Agricultural Lands (Ag Waiver), designed to promote best practices to avoid water waste and pollution of surface and ground water with pesticides, nutrients, and other pollutants. The goals of the Ag Waiver program are consistent with MOWD's mission to provide uncontaminated water for reasonable uses.

Residential (RES) meters

Each RES meter will be assigned a baseline allocation that includes a “fixed portion” and a “variable portion.”

Fixed portion Each RES meter will be assigned a fixed monthly allocation for water use for permitted dwellings as follows:

| | |
|--|-------------------------------|
| Single family homes designated as primary dwellings | 10 HCF/month |
| Additional dwellings (second homes and permitted ADUs) | 7 HCF/month |
| Multiple-family dwellings (apartments) | 7 HCF/month per dwelling unit |
| Mobile home parks | 7 HCF/month per mobile home |
| Tiny houses (<500 SF, limit of one per lot) | 5 HCF/month |

Note: HCF = one hundred cubic feet = one “unit”

Variable portion With the exception of mobile home parks, each RES meter will receive an annual variable baseline allocation based on square footage (SF) of irrigable area served by the meter up to 1.99 acres (86,684 SF), calculated using the allowable annual water application rates shown in Table 1.

Table 1. Tiers of Irrigable Area and Designated Annual Rates of Water Use

| | | |
|---|----------------|--------------------------|
| Tier 1 | First 5,000 SF | 15 gallons/SF/yr |
| Tier 2 | Next 10,000 SF | 10 gallons/SF/yr |
| Tier 3 | Next 71,684 SF | 3 gallons/SF/yr |
| Additional SF over 86,684 SF (over 2 acres) | | No additional allocation |

Irrigable Area Irrigable area is calculated as follows: From the total area served by the meter, subtract out the areas of permanent facilities such as houses, garages, carports, patios, brickwork, sheds, driveways, sidewalks, horse corrals, pools, fountains, gravel parking areas, etc. The basis for this calculation will be the parcel specific land cover data obtained in MOWD’s 2016 aerial survey. No variable allocation will be assigned to meters serving mobile home parks.

Irrigable area associated with any single meter shall be limited to the contiguous parcels of a single owner that have historically been served by the meter. When a single RES meter serves more than one parcel, the irrigable area for all parcels will be combined before applying the tiered rates in Table 1.

For meters serving apartment buildings, an annual variable allocation will be provided based on irrigable area using the tiered rates in Table 1. Meters serving mobile home parks will not be assigned variable allocations.

Commercial (COM) Meters

Annual baseline allocations for COM meters shall be based in part on the average annual historical demand from 2010 through 2012. COM meters will be assigned a fixed allocation of 10 HCF/month, treated as an annual allotment of 120 HCF/yr, that is not subject to declared drought stage related reductions.

If the 2010-2012 average annual historic demand for a COM meter exceeds 120 HCF/yr, an additional annual variable baseline allocation will be provided equal to the average annual historical demand minus 120 HCF/yr. Variable allocations will be subject to drought-stage-related reductions. Because customers with COM meters are able to enjoy allocations based on historic use, COM meters that also serve dwellings will not be assigned additional fixed allocation based on dwelling numbers or types.

Agricultural (AG) Meters

An annual baseline allocation for AG meters will be provided equal to the *smaller* of (1) the average historic annual use for 2010-2012 for the meter, or (2) a cap of 2.5 AF/acre/yr applied to the “qualifying agricultural acreage” directly served by the meter. By default, the qualifying agricultural acreage will be the acreage that meets three criteria: (1) it was identified as “agriculture” in MOWD’s 2016 aerial survey, (2) the acreage is enrolled in VCAILG, and (3) the acreage is not served by a private well. Through the waiver program, it is possible that MOWD-staff site visits, or other information, may inform the determination of the extent of qualifying agricultural acreage served by an existing AG meter. However, MOWD is not obligated to provide an agricultural water allocation for irrigated agricultural acreage put into service after the 2016 aerial survey was conducted.

All of an AG meter’s allocation will be treated as a variable allocation subject to reduction during declared drought stages.

Special CasesRES meters with no dwellings

There are meters on several parcels in the MOWD service area that were installed a long time ago, that apparently serve miscellaneous outdoor uses, but are not connected to any dwellings, and are not providing water to agricultural acreage according to our 2016 aerial survey of land cover. These meters shall be treated as RES meters (reclassified if necessary), and variable allocations derived using the irrigable area only, without any fixed dwelling allowances.

Two or more RES meters on one ownership

When more than one residential meter serves one or more adjacent parcels under common ownership, a single variable allocation will be derived using the combined irrigable area served by all meters. By default, an equal portion of the variable allocation will be assigned to each of the residential meters.

Ownerships with both RES and AG meters

When an ownership is served by both RES and AG meters, the “qualifying agricultural acreage” will be subtracted from the irrigable area used to calculate the variable allocation for the RES meter(s) in the ownership.

AG meters that serve dwellings

In cases where an AG meter provides water to both qualifying agricultural acreage AND one or more dwelling(s), any pertinent dwelling allowances will be subtracted first from the historic base allocation for the AG meter, and the remainder of the historic base allocation will be used in the determination of the allowable agricultural water use for the meter.

Multiple meters serving dwellings on one ownership

In these cases, by default, MOWD will assign the primary dwelling allowance to the meter with the *oldest customer account number root*, and all other dwellings in the ownership will be considered “additional dwellings”. Through the allocation waiver program, a customer can apply to switch the single primary dwelling designation to a different meter in the ownership.

IV. Reduced Allocations During Droughts

During declared drought stages, baseline variable allocations shall be reduced using the percentages in Table 2:

Table 2. Mandatory Reductions of Variable Allocations During Declared Drought Stages

| Stage | 1 | 2 | 3 | 4 | 5 |
|-------------------------|-------|-----|-----|-----|-----|
| Reduction from baseline | None* | 20% | 30% | 40% | 50% |

* Voluntary 20% reductions in effect.

The reductions in Table 2 are subject to change based on any revisions to the WEAP adopted by Casitas MWD, other requirements imposed by the State, the ability of MOWD to deliver water, or as otherwise deemed appropriate at MOWD’s discretion.

RES Meters

The fixed portion of baseline allocations for RES meters will normally not be reduced during a declared drought stage. However, the variable portion of the annual baseline allocation will be reduced during various drought stages using the percentages in Table 2.

COM Meters

The fixed portion of the baseline allocation for COM meters (120 HCF/year) will normally not be reduced during a drought. However, the variable portion of the annual baseline allocation will be reduced during various drought stages using the percentages in Table 2.

AG Meters

All agricultural water use is considered to be variable use for the purpose of this allocation program. To calculate reduced annual allocations during drought stages, the entire annual baseline allocation assigned to an AG meter for agricultural use will be reduced during various drought stages using the percentages in Table 2 (see below for AG meters serving dwellings).

Mid-Year Change in Declared Drought Stage

In the event MOWD declares a change to a drought stage in the middle of a fiscal year, then the annual allocations for COM and AG customers will be pro-rated by the number of months at each stage during the year.

V. Seasonal Demand and Over-Allocation Penalties

RES Meters

The fixed portion of residential allocations shall not vary from month to month. Unused allocation may not be carried over to other months.

When drought-stage-related reductions are in force, the *variable* portion of annual allocations will be distributed among calendar months to accommodate typical seasonal variation in demand, using the percentages in Table 3.

Table 3. Distribution of Variable Allocation Across Calendar Months

| Month | July | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | June |
|----------------------------------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|
| % of Annual Variable Allocation* | 17 | 17 | 13 | 5 | 5 | 5 | 2 | 2 | 2 | 10 | 10 | 12 |

*From the Casitas MWD WEAP. These percentages correspond well with historical patterns of residential usage within MOWD.

During drought Stages 2 through 5, monthly water use exceeding the sum of the fixed allocation and the seasonal monthly allocation allowance will be subject to an over-allocation penalty that month, in accordance with the water rate schedule then in effect.

Example

For example, suppose a residential meter serves 8,200 SF of irrigable area. As explained previously, the irrigable area determines the variable portion of the annual baseline allocation for the meter. Following the approach illustrated in Table 1, the 8,200 SF of irrigable area associated with that meter would be divided into two “tiers”:

Tier 1: First 5,000 SF

Tier 2: Next 3,200 SF

Using the formulas for calculating baseline variable allocations, the meter would be assigned an annual baseline variable allocation of 143 HCF, derived as follows:

$$\text{Tier 1: } [(5,000 \text{ SF}) * (15 \text{ gal/SF})] / (748 \text{ gal/HCF}) = 100 \text{ HCF}$$

$$\text{Tier 2: } [(3,200 \text{ SF}) * (10 \text{ gal/SF})] / (748 \text{ gal/HCF}) = 43 \text{ HCF}$$

$$\text{Total Variable Allocation} = 143 \text{ HCF}$$

As an example, in Stage 3, during which a 30% reduction would be applied to variable allocations, the annual variable allocation would be reduced to 100 HCF/year (70% of 143 HCF = 100 HCF). Following the seasonal schedule in Table 3, the customer could use 17 HCF (17% of 100 HCF = 17 HCF) of that annual variable allocation in July, but only 2 HCF in January.

COM and AG Meters

Commercial and agricultural customers will be responsible for managing their own seasonal variations in water use, and for staying within their annual allocations. COM and AG meters will be assigned a reduced total allocation each year based on the drought stage(s) then in effect. For this purpose, a year will begin on July 1 and end on June 30 of the following year (based on the nearest meter readings). Once cumulative use during that period exceeds the total reduced annual allocation for a meter for that year, all subsequent water use during that year shall be subject to the Over-Allocation Penalty. This cycle will be restarted each July 1.

Commercial and agricultural customers will be billed once a year, after July 1, for the Over-Allocation Penalties accrued to their COM or AG meters during the previous the fiscal year. The monthly bills for COM and AG meters will report the fiscal-year cumulative usage during the year to assist with management of water use. Customers will be notified in advance of actual and potential drought stage changes.

At the end of the fiscal year, the over-allocation charges for COM and AG meters will be pro-rated by the total percentage of water MOWD received from Casitas MWD during the year. For example, if MOWD took 40% of its water from Casitas MWD during the year, then 40% of a customer's over-allocation penalty amount will be calculated using the "from Casitas" over-allocation rate and 60% will be calculated using the "MOWD wells" over-allocation rate. More information on this procedure will be available in the rates and fees documents, to be adopted.

VI. Miscellaneous Policy Items

- 1) As described by the procedures above, the allocation for a customer's meter may include fixed and variable portions calculated from adjacent and contiguous parcels owned by the same customer and served by that meter. However, allocations may not be transferred or shared between non-contiguous properties nor parcels owned by different parties.
- 2) Customers are not permitted to deliver or sell water to their neighbors or to other parties.
- 3) No allocation will be provided for illegal dwellings.
- 4) MOWD is not obligated to provide an agricultural allocation for irrigated agricultural acreage put into service after the 2016 aerial survey was completed.

VII. Waiver Program

MOWD has adopted a waiver system whereby a customer may request a higher baseline allocation for metered service. There are several types of waivers, as follows:

1) Adjustments to irrigable area

MOWD used aerial imagery generated in 2016 to estimate the irrigable and non-irrigable square footage associated with residential meters. If the actual irrigable area of a residential customer's property substantially exceeds the MOWD assigned irrigable area (by 10% or more), the customer may request an additional allocation to accommodate the actual irrigable area. As explained previously, for this purpose, irrigable area is the area served by a meter minus permanent facilities such as houses, garages, carports, patios, brickwork, sheds, driveways, sidewalks, horse corrals, pools, fountains, gravel parking areas, etc. Irrigable area assigned to a

meter will not be adjusted for adjacent parcels that were not historically irrigated by that meter.

To request a waiver under this category, a customer should prepare a scale drawing of the property and all relevant improvements on it. He/she should measure the dimensions of each of those improvements and provide those on the drawing. The drawing should indicate the total square footage of the lot and how that was determined. The customer should provide a calculation of the irrigable area by subtracting from the total parcel(s) area any impervious or otherwise non-irrigable areas, including but not limited to:

Structures such as houses, garages, carports, dwellings, structures, sheds, barns, stalls

Driveways, roads, parking areas, concrete, asphalt,

Pools, fountains, ponds

Non-irrigable areas should include the square footage underlying overhanging roofs, patio covers, eaves, etc. Please call MOWD staff if you have any questions on what to include. An inspection of the property by MOWD will be required to verify the information being submitted by a waiver applicant.

If approved, a change in baseline variable allocation will be calculated based on the revised irrigable area. If supported by data from the customer or by an inspection by MOWD, a customer's allocation may end up being reduced below the initial MOWD-assigned baseline allocation. (In other words, if we find that a lower allocation is appropriate based on the characteristics of the property, that lower number may be assigned as the new allocation.)

No changes to the allowed rates of applied water for a given irrigable area (gallons/SF/yr), as previously defined herein, will be considered for the purpose of calculating a revised allocation. Residential properties with over 2 acres of irrigable area will not receive any additional variable allocation for irrigable area exceeding 2 acres.

2) Transfers of allocation between meters on one or more parcels

In situations wherein multiple RES meters serve the same ownership, it is not possible for MOWD to pre-determine exactly how much of the irrigable area in the ownership is directly served by which meter. As explained previously, MOWD will by default assign equivalent fractions of the variable allocation for an ownership to each RES meter in the ownership. A customer may request redistribution of variable allocation between pertinent meters.

In addition, in situations where multiple meters serve dwellings in the same ownership, MOWD will by default assign the primary dwelling fixed allocation to the meter with the older account number. A customer may request to designate a dwelling connected to a different meter within the ownership as the primary dwelling. In such cases, the combined total fixed allocation of the RES meters in the ownership should not increase.

3) Adjustments specifically allowed by Casitas MWD's WEAP

Adjustments to the baseline allocation may be allowed for the following:

A correction or change to the number of permitted dwelling units for a multiple family dwelling or mobile home park.

An exemption may be granted for a licensed in-home childcare or elderly care facility.

In accordance with the WEAP, additional allocations will not be allowed for the following:

Pools, ponds, spas, or hot tubs.

In-home businesses or hobbies that use an increased amount of water.

Gardens and orchards.

Homeowner association requirements for outside irrigation.

4) Adjustments to COM meter allocations

Adjustments to fixed or variable allocations may be considered for the following:

Schools

Public health facilities

Water use that benefits the community as a whole

Additional allocations provided for these purposes shall not be used for irrigating landscaping or crops.

Commercial customers who need more water than historically used on a property, or who cannot reduce their usage, should refer to MOWD's *Policy for New Meters and Expansion of Service*, currently under development.

Commercial customers may submit waiver requests to address unique conditions that the customer believes may not be adequately considered in this Allocation Program. A site inspection by MOWD staff will be required.

5) Adjustments to AG meter allocations

Agricultural customers may submit waiver requests to address unique conditions that they believe may not be adequately considered in this Allocation Program. A site inspection by MOWD staff will be required. However, as noted previously, MOWD is not obligated to provide an agricultural allocation for irrigated agricultural acreage put into service after the 2016 aerial survey was completed.

6) Other considerations

There may be other unique factors not considered in this Allocation Program that could affect a meter's allocation. The intent of this program is to be as fair as possible while protecting the water supply of the community as a whole during declared droughts.

Factors with less weight

The following factors will be given less weight when considering a waiver:

Adverse impacts on the viability of marginally profitable or unprofitable agriculture. Such fields should be removed from production during severe droughts.

Financial hardship for those on a fixed or limited income, on the basis that the easiest way to reduce water cost is to cut back on landscaping, gardening, etc.

VIII. Waiver Application and Approval Process

If a customer satisfies one of the appropriate criteria, he/she may request a higher allocation or other exclusion. The waiver process is as follows:

- 1) A customer must write a letter to MOWD describing his/her unique situation, provide detailed information, and explain why he/she feels entitled to an additional allocation. The letter should be clear and thorough, and request a specific amount. As supplemental information, the customer should also fill out and attach the waiver form posted on MOWD's website. If the request is based on irrigable area, a scale drawing of the property should be submitted.
- 2) MOWD's General Manager will review the information provided and advise the customer whether or not the letter is sufficient and complete. Prior to Board consideration, a site visit will be required by MOWD representatives to verify the information submitted by the waiver applicant. If the General Manager thinks the request may have merit, he/she will submit the request to the Board at the next regularly scheduled Board meeting. If the General Manager believes the written request is inadequate or without merit, he/she will advise the applicant to provide additional information or justification. The applicant may then provide the additional information in a new or supplemental letter, or may decide to submit his/her original letter to the Board as-is.
- 3) At the General Manager's discretion, the request may be sent to the District's Allocation Committee for discussion and review. The committee would normally make a verbal recommendation to the full Board.
- 4) As a condition for granting a waiver, MOWD may request that the customer implement reasonable on-site water conservation measures to offset the effects of the waiver. Any additional allocation amount would be subject to implementation of those measures.
- 5) At its next regular Board meeting, the Board will review the submitted information. The applicant may present his/her arguments at the meeting in person, or by representation by a third party. At the applicant's request, the General Manager may present the information to the Board. The Board may grant the request as presented or make modifications, or the Board may deny the request, at its sole discretion. This topic would be discussed in open session with public attendance unless special conditions apply. The final Board decision will be made by voice vote and will be recorded in the minutes of the meeting. If an additional allocation is granted, a confirmation letter will be provided to the applicant.
- 6) The customer could appeal a Board decision on a waiver request by writing another letter to MOWD presenting any new relevant facts or arguments.

PLEASE CALL US AT (805) 646-2114 IF YOU HAVE ANY QUESTIONS.

DRAFT

Meiners Oaks Water District

Proposed New Water Allocations for MOWD's Customers

January 2020

Despite recent rains, we must prepare for the possibility of a continuing drought. In 2015, MOWD implemented an allocation program based partly on historical water use. Those who exceed their allocations each month pay a penalty for the amount used over their allocations. Overall, our customers have been doing a good job reducing their water use.

Meanwhile, Casitas MWD, our backup water supplier, adopted a *Water Efficiency and Allocation Program* (WEAP) that differs from MOWD's current program. MOWD proposes to implement a new Allocation Program similar to Casitas' WEAP. We have calculated new allocations for our residential customers on a parcel by parcel basis, using aerial infrared imaging flown in 2016. Our new allocation program will provide for more water use in the summer months.

A draft of our proposed *Allocation Program* is posted on our website. We hope to adopt the program at our board meeting on Tuesday, February 18, 2020. Our customers are invited to attend the meeting and provide comments. Please feel free to call us at (805) 646-2114 if you have any questions or comments.

MOWD Notice of Public Board Meeting
6:00 PM on Tuesday, February 18, 2020
202 W El Roblar Drive, Meiners Oaks, CA 93023
(805) 646-2114

www.meinersoakswater.com

MEINERS OAKS WATER DISTRICT

Background:

The new Well 4 was drilled and completed during the 2017-18 fiscal year but unable to run until January of 2019 due to low water levels in the aquifer.

Upon start-up to present, there has been a distinct vibration in the well. After many reports and complaints to the well driller, the drive motor was pulled because it was thought that the motor bearings could be the cause of the vibration. After having the motor bearings tested twice, they were deemed not to be the problem. The well driller insisted that their equipment was not faulty and that the problem must stem from the building surrounding the well.

The well driller hired, at their expense, a company to test the vibration and tell us where the vibration originated. The conclusion was the well building. So despite different attempts to eliminate the vibration from the building, the vibration continued and got worse.

This problem was discussed in several board meetings over the last several months and has been the topic of conversation with many professionals in the industry.

Secondary to the vibration issue was the amount of drawdown added to the lack of production and a decrease in specific capacity of the well.

It was agreed that when well levels were restored and system demand could be supported by the district's remaining wells, the district would remove well 4 in an attempt to address all the issues and bring back to normal operations before it got hot outside again and system demand increased.

Summary:

General Pump was contacted and provided a bid to remove well 4, inspect all the wells components, and complete a video log (from inside the well) to achieve a better understanding of downhole conditions.

General Pump's proposal was \$3,300 greater than my spending authority, and news of a pending storm that ended up diminishing threatened to further postpone the project. I consulted with the board president making him aware of the circumstances and asked for permission to spend the extra \$3,300.00.

The well was removed on 1/9/2020 with video taken on 1/13/2020 (results are pending). Further inspection of the pump and bowl assemblies, shaft runout, motor and shaft bearing conditions coupled with geology comparisons of the new well 4, old well 4, and well 7. A comprehensive report will be available to the board in the February meeting packet.



159 N. ACACIA STREET * SAN DIMAS, CA 91773
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CAMARILLO, CA 93010 * PHONE: (805) 482-1215
www.genpump.com

WELL & PUMP SERVICE SINCE 1952

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January 8, 2020

Via Email

Meiners Oaks Water District
202 W. El Roblar
Ojai, CA 93023

Attn: Mr. Mike Hollebrands

Subject: Well #4 Pump Removal and Video log Inspection Estimate

General Pump Company (GPC) has reviewed documents and information regarding the vibration and production issues associated with the referenced well. There are data gaps in the documentation regarding the pump installation. And more information would be beneficial regarding the well production/condition to better evaluate the conditions and discuss possible corrective measures. Therefore, GPC would like to remove the pump and transport it to our Camarillo Facility for a detailed inspection and report and schedule a video of the well to gather as much information as possible.

Our estimate for the recommendation is as follows:

Shop Time

- | | |
|---|-------------------|
| • Load-Unload materials and equipment as needed. | 3 Hours |
| • Tear down pump, inspect and report findings | 4 Hours |
| • Inspect Discharge Head, packing box and prepare Condition report | 2 Hours |
| • Clean and Inspect Column Pipe, line shafts and bearing retainers and report condition | 4 Hours |
| • Transport Motor to and from Motor Shop for Inspection and Report | 4 Hours |
| • Engineering support | 10 Hours Included |

17 Hours Total Estimated Shop Labor @ \$109.00/Hour \$1,853.00

Field Labor

- Mobilize crew and equipment to site, set up rig, remove pump equipment, load pump and transport to shop for inspection and report of condition.
- Overtime/man hour >8 weekdays and Saturdays up to 8 hours

| | |
|---|--------------------------|
| 10 Hours 3 Man Crew and equipment @ \$499.00/Hour | \$4,990.00 |
| 6 Hours Overtime at \$55.00 per man Hour | \$330.00 |
| <i>Total Field Labor</i> | <u>\$5,320.00</u> |



Outside Services:

- Video Log Well with detailed report

\$1,200.00

Total Outside Services

\$1,200.00

Total Estimated Project cost

\$8,373.00

GPC's Standard Terms and Conditions apply and all invoices. At the discretion of accounting, a 20-day preliminary notice *may* be filed. This is not a lien nor a reflection on the integrity of any person or business, but simply a notice as prescribed in California Civil Code sections 3097 and 3098. Warranty for work and materials are restricted to parts and materials replaced as part of this project.

Should you have any questions or need additional information regarding the above summary and associated costs, please do not hesitate to contact us.

Sincerely,

GENERAL PUMP COMPANY, INC.

Ray Reece

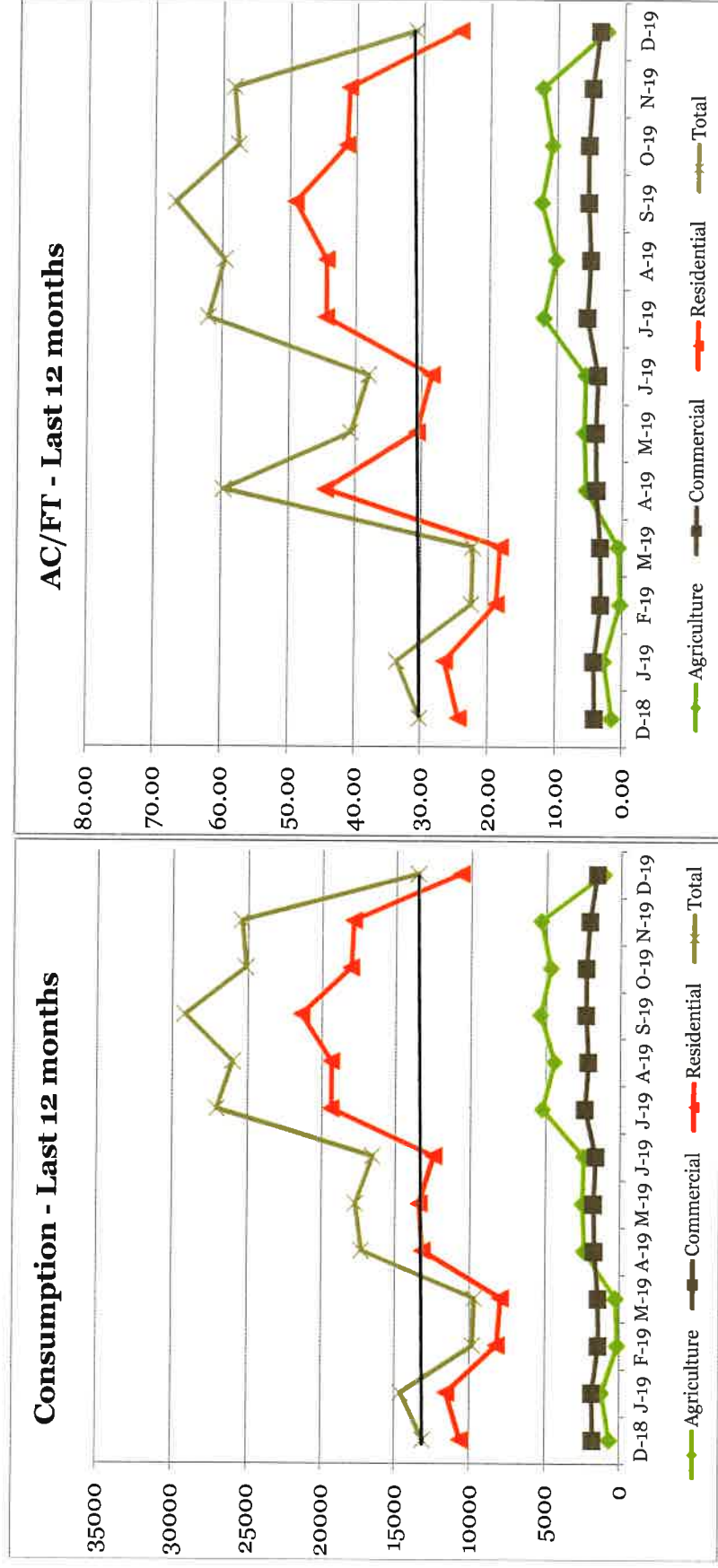
General Manager

GM Consumption Report

Billed Consumption for December 2019

| Account Class | Customers in Class | Consumption | Gallons Per Unit | AC/FT |
|---------------|-----------------------|-------------|---------------------|-------|
| Agriculture | 31 | 1204 | 748 | 2.76 |
| Commercial | 55 | 1624 | 748 | 3.73 |
| Residential | 1189 | 10734 | 748 | 24.64 |

| | | | | |
|-------------------|------|-------|-------------|-------|
| Total Consumption | 1275 | 13562 | Grand total | 31.13 |
|-------------------|------|-------|-------------|-------|



Note: Previous report showed spike in January 2019, two factors contributed to high value: (1) Oso Rd. Leak 799 units (Res); (2) Meter Misread, corrected customer account and billing but the output report had not updated, erroneous 9,997 Res units removed from January Residential Consumption.

GM Report

| AG | CONSUMPTION | | | AC/FT | | |
|-----|-------------|---------|---------|-------|-------|-------|
| | 2017 | 2018 | 2019 | 2017 | 2018 | 2019 |
| JAN | 605.00 | 3389.00 | 1212.00 | 1.39 | 7.78 | 2.78 |
| FEB | 195.00 | 4487.00 | 163.00 | 0.45 | 10.30 | 0.37 |
| MAR | 1593.00 | 881.00 | 288.00 | 3.66 | 2.02 | 0.66 |
| APR | 3436.00 | 3025.00 | 2415.00 | 7.89 | 6.94 | 5.54 |
| MAY | 5258.00 | 5511.00 | 2541.00 | 12.13 | 12.65 | 5.83 |
| JUN | 6523.00 | 4677.00 | 2470.00 | 14.97 | 10.74 | 5.67 |
| JUL | 8401.00 | 6047.00 | 5261.00 | 19.29 | 13.88 | 12.08 |
| AUG | 9793.00 | 6475.00 | 4447.00 | 22.48 | 14.86 | 10.21 |
| SEP | 10336.00 | 4846.00 | 5425.00 | 23.73 | 11.12 | 12.75 |
| OCT | 8686.00 | 3714.00 | 4726.00 | 19.94 | 8.53 | 10.85 |
| NOV | 5893.00 | 3875.00 | 5401.00 | 13.53 | 8.90 | 12.40 |
| DEC | 6606.00 | 681.00 | 1204.00 | 15.17 | 24.44 | 2.76 |

| COM | CONSUMPTION | | | AC/FT | | |
|-----|-------------|---------|---------|-------|------|------|
| | 2017 | 2018 | 2019 | 2017 | 2018 | 2019 |
| JAN | 1531.00 | 2179.00 | 1582.00 | 3.51 | 5.00 | 4.25 |
| FEB | 1808.00 | 1750.00 | 1417.00 | 4.15 | 4.02 | 3.25 |
| MAR | 1441.00 | 1433.00 | 1447.00 | 3.31 | 3.29 | 3.32 |
| APR | 1534.00 | 1631.00 | 1712.00 | 3.52 | 3.74 | 3.93 |
| MAY | 2037.00 | 2137.00 | 1775.00 | 4.68 | 4.91 | 4.07 |
| JUN | 2148.00 | 2141.00 | 1640.00 | 4.93 | 4.92 | 3.76 |
| JUL | 2409.00 | 2384.00 | 2384.00 | 5.53 | 5.47 | 5.47 |
| AUG | 2590.00 | 2513.00 | 2165.00 | 5.95 | 5.77 | 4.97 |
| SEP | 2202.00 | 2183.00 | 2324.00 | 5.06 | 5.01 | 5.34 |
| OCT | 2221.00 | 2114.00 | 2326.00 | 5.10 | 4.85 | 5.34 |
| NOV | 2484.00 | 2167.00 | 2098.00 | 5.70 | 4.97 | 4.82 |
| DEC | 2159.00 | 1788.00 | 1624.00 | 4.96 | 4.10 | 3.73 |

| RES | CONSUMPTION | | | AC/FT | | |
|-----|-------------|----------|----------|-------|-------|-------|
| | 2017 | 2018 | 2019 | 2017 | 2018 | 2019 |
| JAN | 9145.00 | 14041.00 | 11567.00 | 20.99 | 32.23 | 26.55 |
| FEB | 9934.00 | 14009.00 | 8243.00 | 22.81 | 32.16 | 18.92 |
| MAR | 9012.00 | 9375.00 | 8000.00 | 20.69 | 21.52 | 18.37 |
| APR | 10693.00 | 12018.00 | 13199.00 | 24.55 | 27.59 | 30.30 |
| MAY | 16844.00 | 16387.00 | 13427.00 | 38.67 | 37.62 | 30.82 |
| JUN | 17499.00 | 19252.00 | 12470.00 | 40.17 | 44.20 | 28.63 |
| JUL | 19982.00 | 21976.00 | 19416.00 | 45.87 | 50.45 | 44.57 |
| AUG | 21012.00 | 22974.00 | 19398.00 | 48.24 | 52.74 | 44.53 |
| SEP | 21428.00 | 19943.00 | 21446.00 | 49.19 | 45.78 | 49.23 |
| OCT | 19992.00 | 18079.00 | 18096.00 | 45.90 | 41.50 | 41.54 |
| NOV | 17067.00 | 16304.00 | 17937.00 | 39.18 | 37.43 | 41.18 |
| DEC | 17147.00 | 10645.00 | 10734.00 | 39.36 | 24.44 | 24.64 |

December 2019



To: Board of Directors of the Meiners Oaks Water District

From: General Manager

Subject: Monthly Manager's Report

Highlights

(Rainy season October thru April)

8.61" of rain Matilija Canyon

7.56" of rain Meiners Oaks Fire station

LAKE CASITAS LEVEL

41.8%

Board Committees

Executive Committee met on Thursday the 9th to discuss possible water damage to at 316 N. La Luna.

Current Well levels and specific capacity

| Well 1 | Dec | Jan | Well 2 | Dec | Jan | Well 4 | Dec | Jan | Well 7 | Dec | Jan |
|---------------|-------------|-------------|---------------|-------------|-------------|---------------|-------------|--------|---------------|--------------|------------|
| Static | 25.5' | 25.4' | Static | 26.0' | 26.5' | Static | 44.7' | 29.0' | Static | 52.6' | 45.8' |
| Running | 33.5' | 29.7' | Running | 40.9' | 33.5' | Running | 73.9' | ' | Running | 49.9' | 48.2' |
| Drawdown | 8.1' | 4.5' | Drawdown | 14.9' | 7.0' | Drawdown | 29.2' | ' | Drawdown | 2.7' | 2.4' |
| Specific Cap. | 30.2 gal/ft | 66.4 gal/ft | Specific Cap. | 15.0 gal/ft | 29.2 gal/ft | Specific Cap. | 13.4 gal/ft | gal/ft | Specific Cap. | 102.5 gal/ft | 154 gal/ft |

Water Production

Water pumped and sold values are based on a calendar year

Total Pumped

| | |
|------------------------|-----------|
| Total Pumped for Dec. | 37.08 AF |
| Total Pumped 2018: | 667.54 AF |
| Total Pumped YTD 2019: | 609.61 AF |

Total Sold/Purchased:

| | |
|--------------------------------|-----------|
| Total Sold for Dec. 2019: | 31.13 AF |
| Total Sold YTD 2019: | 563.62 AF |
| Total Sold 2018: | 289.57 AF |
| Total Purchased | |
| Total Purchased from CMWD 2019 | 33.58 AF |
| Total Purchased Dec | 0.00 AF |
| Total Purchased YTD 2018 | 314.91 AF |

Total Capacity:

1,600 Gallons per Minute (GPM) with all current wells on line 1, 2, 4, 7)

3,600 Gallons per minute (GPM) with all current wells on line 1, 2, 4, 7) + Casitas

Water Sales:

(Sales values are based on the actual month listed only not YTD)

| | | |
|-----|-------|--------------|
| Dec | 2018: | \$ 56,069.42 |
| | | |
| Dec | 2019: | \$ 79,745.06 |

Reserve Funds

| | |
|--------------------------------------|-----------------|
| Balance at the County of Ventura | \$ 1,357,219.44 |
| | |
| Total Taxes* | \$ 88,375.14 |
| | |
| Total Interest from reserve account# | \$ 4,065.37 |

Fiscal Year Total Revenues

| | | |
|---|------|---------------|
| July 1 st – Dec 31 st | 2018 | \$ 977,593.80 |
| | | |
| July 1 st – Dec 31 st | 2019 | \$ 956,501.32 |

Bank Balances

| | |
|--------------------------------------|---------------|
| LAIF Balance | \$ 225,366.35 |
| Transferred from L.A.I.F. to General | \$ 0.00 |

| | |
|--|---------------|
| (#) Quarterly Interest from LAIF | \$ 0.00 |
| Money Market (RABO) | \$ 7,641.92 |
| Amount Transferred to Rabo from County this month | \$ 0.00 |
| Amount Transferred to General Fund from Money Market | \$ 0.00 |
| (*) Monthly Interest received from Money Market | \$ 1.34 |
| General Fund Balance | \$ 330,640.34 |
| Trust Fund Balance | \$ 15,995.93 |
| Capital Improvement Fund | \$ 14,412.51 |
| (#) Quarterly Interest from Capital Account | \$.25 |
| Total Interest accrued | \$ 1.59 |

Summary Update

- I hired a new field person to fill Tony's as utility II. He is licensed in both treatment and distribution with field experience. His name is Levi Maxwell, please welcome him when you see him.
- District O&M Report – Static well levels have begun to rise finally at all the wells, exact amounts can be seen above.
- Well #2 gpm's were increased to 100% with the rise in water levels
- Well #4 Has been removed and videoed 1/13/2020 by General Pump Company. A full report will be made to the board when all the information has been compiled.
- Deiner's Electric has completed their work on our panels throughout the district.
-
- Engineering work on the new treatment plant is almost complete.
- Engineering is completed for the new water line across Hwy 33 to Meiners Rd, we are just waiting for State permitting.

Capital Improvement Projects for 2019-2020 Budgeted capital funds \$ 637,000 FY 2019-2020

1. Well 4 Development (In Process)
2. Engineer design report for the treatment plant (In process)
3. Replace 6 inch main for Zone 2 (In Permitting)
4. El Sol and Lomita Tie-in
5. R1 and R2 well condition report
6. Automate Casitas connection at Fairview and Hwy 33
7. Two generator purchase and electrical panel upgrades (Complete)

Unscheduled Work

| <u>Type of Repair</u> | <u>Cause</u> | <u>Date</u> | <u>Leak Location</u> | <u>Contractor</u> | <u>Amount \$</u> |
|------------------------------|---------------------|--------------------|-----------------------------|--------------------------|-------------------------|
| Main Leak | Edison | 7/11 | 1450 S. Rice | Sam Hill/Staff | \$10,885.10 |
| Main Leak | Poor bedding | 7/14 | Rice and Myer | Sam Hill/Staff | \$3,850.00 |
| Service Leak | Edison | 7/29 | 150 N. Encinal | Sam Hill | \$ 2,539.34 |
| Valve replacement | Age | 8/5 | 181 N. Encinal | Sam Hill | \$ 8,181.25 |
| Main Leak | Pipe Settle | 10/13 | 1878 Meiners Rd | Sam Hill/Staff | \$ 3,488.00 |
| Main Leak | Poor Bedding | 11/15 | 980 Oso Rd | Sam Hill/Staff | \$ 8,158.85 |
| | | | | | |
| Main Leak | Crack | 1/15/20 | Tico/Lomita | Sam Hill/Staff | |
| | | | | | |
| | | | | Total | \$ 37,102.54 |

Tanks

1. 80k gallon bolted tank was installed in 1983 age = 37 (Zone -2)
2. 500k gallon bolted tank was installed in 1973 age = 47 (Put back into service 2011)
3. 500k gallon bolted tank was installed in 2003 age = 17
4. 750k gallon welded tank completed in 2015 age = 5

Life expectancy for a bolted tank is 30 – 40 years

Life expectancy for a welded steel tank 100 years

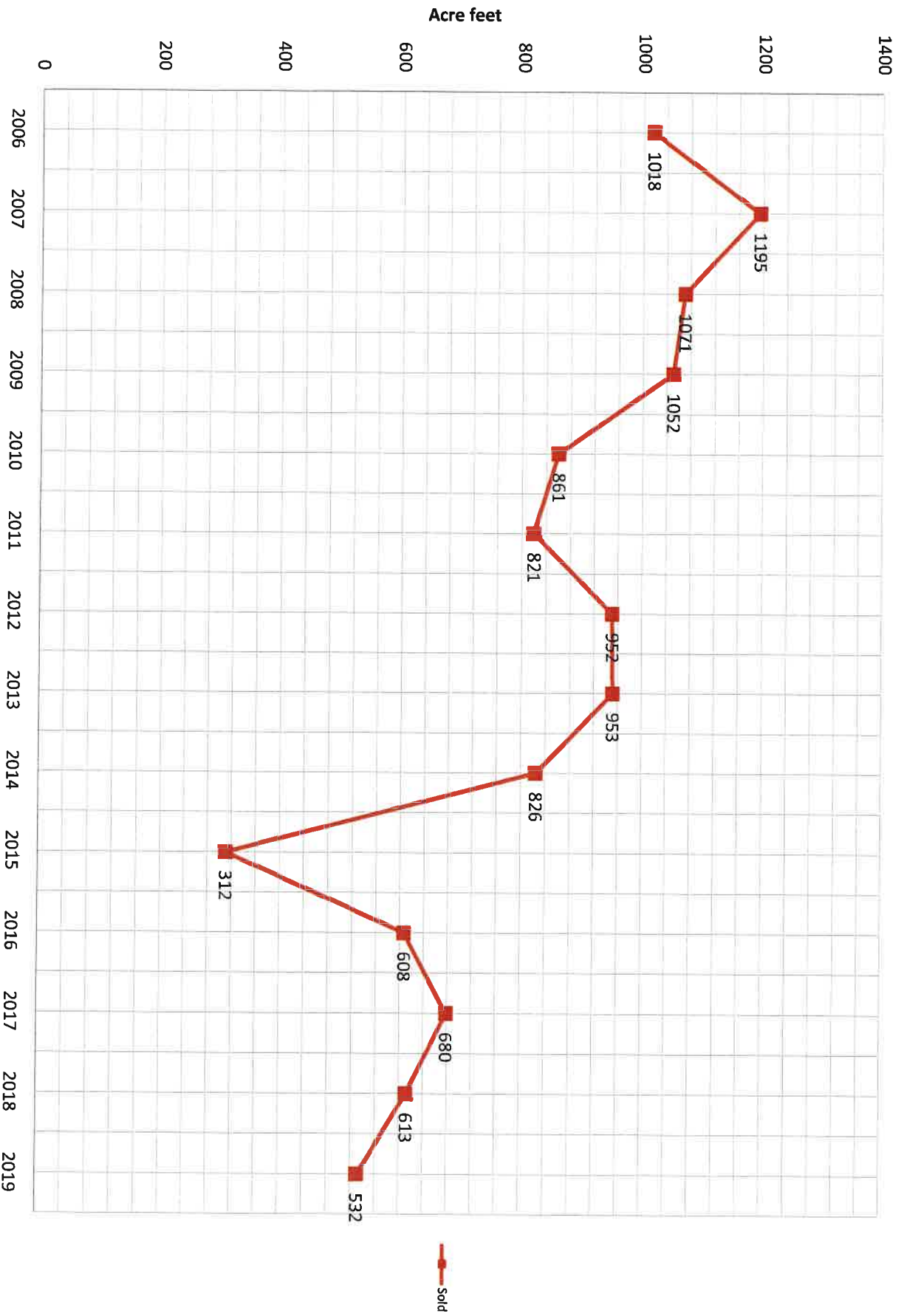
Well Drilled Dates & Depths

| | <u>Date drilled</u> | <u>Drill Depth</u> |
|---------------|----------------------------|-----------------------------|
| 1. Well # 1 | 1969 | 65 feet Rehabilitated 2018 |
| 2. Well # 2 | 1969 | 110 feet Rehabilitated 2018 |
| 3. Well # 4 | 1969 | 240 feet (NON-OP.) |
| 4. New well 4 | 2018 | 165 feet |
| 5. Well # 7 | 1961 | 156 feet |
| 6. Well # 8 | 1968 | 144 feet (NON-OP.) |

Board of Directors

| | | |
|--|----------------|-----------|
| President – Michel Etchart Re-elected in 2018 | Term ends 2022 | Long Term |
| Vice-President – James Kentosh Re-elected in 2018 | Term ends 2022 | Long Term |
| Board Member – Larry Harrold Re-elected in 2018 | Term ends 2022 | Long Term |
| Board Member – Michael Krumpschmidt Elected 2016 | Term Ends 2020 | Long Term |
| Board Member – Diana Engle Elected 2016 | Term Ends 2020 | Long Term |

2006 - Present Sold



Static Well Levels and Rainfall

