

Regular Meeting
January 21, 2020
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 the to order by the Board President Mike Etchart at 6:05 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, and Attornies, Lindsay Nielson, and Greg Jones.

Board Secretary, Summer Ward, was absent.

**** Change in Agenda Order for item 6a****

6. Board Discussion/Actions

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

Mr. Moore stated that he is presenting an unchanged proposal for his water neutral project to build a 40 unit affordable housing complex on E. El Roblar. He has been actively engaged with Krotona and Oak Grove School regarding water conservation initiatives and usage of their ground well. Mr. Moore is requesting a will-serve letter as a “guarantee” of water supply, in addition to potentially drilling a well on the property. The layout of the housing units will be very similar to the neighboring Roth Apartments. The project will require the purchase of 4.68 ac/ft from Casitas; Mr. Kentosh requested how he proposed to address this requirement. Mr. Moore stated that he would meet with Casitas to get approval for the purchase of the 4.68 ac/ft. Mr. Moore clarified that he calculated the ac/ft himself based on estimated usage. Additionally, Mr. Moore explained that he would need to meet county conditional use requirements, for example, a traffic impact study. Ms. Engle noted that the estimated ac/ft is less than half of what our proposed Allocation Program would allocate per dwelling unit, and to keep our allocation pie whole, any conservation efforts implemented within the district should be

reflected in a reduced allocation for those customers. Mr. Moore stated that he will be collecting more information and will reach out to Mr. Hollebrands to schedule a future update to the Board regarding progress on the water neutral project.

**** Resume Regular Agenda****

2. Approval of the minutes

Approval of December 17, 2019, Regular Meeting minutes:

The board requested minor revisions to the minutes including, spelling error on pages 1, 2, and move statements regarding the donation of laptops on page 5 from Kentosh to Krumpschmidt.

Mr. Kentosh made the motion to approve the December 17, 2019, Regular Meeting minutes. Mr. Krumpschmidt seconded the motion.

No public comments.

Kentosh/Krumpschmidt
All Ayes
M/S/C

3. Public Comments

No public Comments

The Board went into closed session at 6:45 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 8:35 pm.

Attorney Nielson stated that in closed session, updates were given regarding ongoing litigations. Related to the ChannelKeeper case, it was decided that Ms. Engle would serve as the Primary Representative for the Technical meeting, Mr. Kentosh as the alternate.

5. Financial Matters

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

Payables -	\$ 180,846.39
Payroll -	<u>\$ 36,656.56</u>
Total -	\$ 217,502.95

Mr. Krumpschmidt made the motion to approve the Payroll and Payables from December 16 to January 15, 2020. Mr. Kentosh seconded the motion.

Public Comment – No Public Comments.

There was Board discussion regarding payables for the Quinn Rentals for \$115,967.53, the large generator staged at the MOWD yard, SWRCB annual fees for \$7,547.10, and WREA’s work on the pipeline relocation project at Meiners Rd and Highway 33 for \$1,433.25. Mr. Hollebrands to clarify with Ms. Malone the payable descriptions to assist with Board review process.

**Krumpschmidt/Kentosh
All Ayes
M/S/C**

6. Board Discussion/Actions

b) Review of Draft Proposed Allocation Program

Ms. Engle presented the revised draft Allocation Program, based on discussions during the Drought Committee and prior Board meetings. The goal is to now make the document available for public review, with adoption at the February 18, 2020, Regular Board meeting. Director Krumpschmidt stated how impressed he was with the whole body of work, the Board agreed. Director Krumpschmidt requested clarification regarding the number of additional dwellings that will be allowed. Ms. Engle replied that this would fall under zoning requirements; Mr. Kentosh further added that this would be addressed in the New Meter & Expansion of Services Policy. The Board discussed adding a verification step for any customers that submit an allocation waiver request for additional dwellings. Mr. Krumpschmidt also requested clarification on our process for limiting those customers who may continue to use over their allocation and pay the penalties without changed usage. Mr. Kentosh stated that this would be best addressed in the Rate Policy, i.e., flow restrictors. Mr. Krumpschmidt asked that the nomenclature used in the document regarding the assignment of responsibility be revised to reflect the GM or Designated Staff. The Board was in full agreement. The Board thanked Ms. Engle, Mr.

Hollebrands and Ms. Ward for all of their hard work on this program; Ms. Engle thanked Mr. Kentosh for the great jumpstart and Mr. Hollebrands and Ms. Ward for all the detailed data work.

c) Discussion and Approval – Draft Notice to MOWD Customers

Mr. Kentosh presented the draft notice to MOWD customers regarding the draft Allocation Program, which will be posted on the District website for public review. The Board had no requested changes to the document. The Board directed the GM to remove the “Draft” watermark and include it in the January 31, 2020 bills.

d) Approval (Retroactive) – Quote from General Pump to remove well 4, video log, and Inspect.

Mr. Hollebrands reported that General Pump was on-site to conduct the evaluation of Well 4 for draw-down and vibration issues. Mr. Hollebrands contacted President Etchart for authorization to bring General Pump onsite to get started. The full report, along with recommendations and a proposal will be presented at the February Regular meeting. Mr. Hollebrands explained that the well would remain disassembled until the work is completed. The plan for addressing the vibration will be to install a sole plate, a 1” thick steel plate that will be welded to the casing, and the motor will sit on top of the plate; the building will then be isolated to prevent vibrations.

Mr. Kentosh made the motion to approve the \$8,373.00 for General Pumps Well 4 Pump Removal and Video Log Inspection. Mr. Krumpschmidt seconded the motion.

Ms. Engle asked for clarification on the language “removed well,” did we pull the whole casing and everything? Mr. Hollebrands explained that the inspection does not require removal of all the well components, rather just the wellhead, pump. Mr. Krumpschmidt stated that he and Mr. Kentosh were present when General Pump was onsite, removing the wellhead and learned a lot about the process. Ms. Engle requested clarification on the language used in the General Pump invoice regarding the data gaps. Mr. Hollebrands explained it was in regards to specific nomenclature that Ray Reese was looking for; it is available through Mr. Kear.

7. General Manager’s Report

• District Operations & Maintenance Report

Mr. Hollebrands provided a summary of operations and maintenance activities. Well #4 assembly was pulled, the inspection video and report of recommendations will be presented at the February Regular meeting. Mr. Hollebrands hired a new field guy to replace Tony; he comes

knowledgable, and with two years of experience from Casitas, he is a hard-worker and a quick learner. There was a leak last week on Lomita and Mr. Hollebrands was able to walk Levi through the steps over the phone, expediting repairs. Mr. Krumpschmidt expressed concern regarding the new Well 4 site; it is further away and at a lower elevation, should we install a berm around it to prevent flooding, similar to how VRWD placed large granite boulders around their Well sites. Mr. Hollebrands feels it is a good idea and he will look into the various regulations related to bringing in materials.

Ms. Engle asked for clarification on the static levels, report states levels are improving at all sites, but Wells 1 & 2 data doesn't appear to be increasing. Mr. Hollebrands stated that conditions continue to improve, despite some residual issues. Additionally, the graphic for Water Sold shows 2015 as only 312 acre/feet. Mr. Hollebrands stated he could provide a data overlay with the purchased and pumped amounts to show total demand.

Mr. Hollebrands also reported follow-up to the Board's question regarding the Southern California Edison bill amounts. Ms. Ward analyzed the previous 12 months and determined that the average monthly bill is \$5,300, with Wells 4 & 7 averaging \$3,000 and Wells 1 & 2 at \$1,400. The reason for the extremely high December 2019 bill was that Edison was back billing for Wells 4 & 7 for September, October, November and December 2019.

Mr. Hollebrands reported that the new generator weighs about 11,900 lbs and the District 1-ton service truck (2005 gas-powered automatic) can haul 12,500 lbs. Mr. Hollebrands states that it will haul it and would prefer to have a contractor such as Mr. Harrold haul the generator too and from the location. Mr. Hollebrands would like the Board to be aware that the District may need to budget for a new truck in the next couple of years.

8. Board Committee Reports

- Upper Ventura River GSA – No meeting.
- Executive Committee – The Committee met regarding the customer at 316 N. La Luna, request for remedy related to damaged pool equipment after a mainline leak in front of their property. The parties agreed to hire 2 independent licensed pool services to inspect and report out findings. The MOWD hired pool service was denied inspection of the control panel by Mr. Chandler. The assessment of the property shows poor drainage and layout; the pool with lip did not get flooded with the silt; however, the motor is only 2" off the ground. The board expressed some concern regarding inconsistencies and look to find a solution that works for both parties. Mr. Hollebrands to report back next month.
- Budget/Rate Committee – Schedule for 2/10/2020 @9:00am

- Allocation Program Committee – Reported under item 6(b).
- New Meters and Expansion Committee- Schedule for 2/10/2020 @9:00am
- Emergency Management Committee – No report.

9. Old Business

- State Water – No update.
- Ojai, Ventura Water Partnership – Next meeting in March.
- Matilija Dam Removal Update – No update.
- Grant Projects: Nitrate Removal & Blending and Cold Water Formation – Scheduling meeting with Regina Hirsch for 1/24/2020.

10. Board of Directors' Reports/Comments

Ms. Engle – The council is presenting with the Watershed Protection District regarding the Matilija Dam Removal Project update scheduled for 2/11/2020 at 6:00 pm at the Oak View Park & Resource Center.

Mr. Harrold – No report.

Mr. Krumpschmidt – Larry, can you check to see if that backhoe is still available? Larry will check on the status and if available, get the owner in touch with Mr. Hollebrands. Mr. Krumpschmidt announced that he will not be running for re-election, he would like to be more retired and would need to step away from the Board after this term.

Mr. Kentosh – No report.

Mr. Etchart – Matilija Dam Removal project is going to require replacement of the Camino Cielo bridge, and they are looking into three potential options.

The Board went into closed session at 10:00 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 10:57 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 11:00 pm.

President

Secretary