

Regular Meeting
October 18th 2016
6:00 p.m.



**NOTICE OF REGULAR MEETING OF
BOARD OF DIRECTORS**

October 18th, 2016

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.

Agenda

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

1. Roll Call

2. Approval of Minutes

Approval of the minutes of the September 20th, regular meeting

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. General Managers Report

- System Status and Production – Wharf-head relocate and valve install
- Unknown property ownership by the District

5. Board Committee Reports

- Drought Committee met on August 10, 2016 – Minutes are attached to the agenda packet

6. Board of Directors Reports

7. Financial Matters

1. Approval of Payroll and Payables from August 16th, 2016 to September 15th, 2016 in the amount of;

Payables -	\$ 62,931.74
Payroll -	\$ 27,655.91
<u>Total -</u>	<u>\$ 90,587.65</u>

8. Board Discussion and/or Action

- a) Discussion of new meter/service request from Mr. Alary on behalf of Mr. Willi Coeler at 124 N. Poli – Current allocation for this property is 13 units per month
- b) Discuss customer allocation disbursement and Casitas MWD's over-allocation fee increasing from one dollar to five dollars
- c) Board approval of one-page informational bill stuffers to our customers
- d) Discuss and approve General Manager's evaluation and salary increase

9. 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

- General Managers performance evaluation – Personnel Exception Government Code Section 54957 (Subdivision (b) (2))

10. Meeting Adjournment.

Regular Meeting
September 20th, 2016
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 6:04 p.m.

1. Roll Call

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

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

Absent was Board Vice-President Mike Krumpschmidt

2. Approval of the minutes

Approval of the August 16th, 2016 Regular Meeting minutes:

Mr. Etchart made the motion to approve the August 16th, 2016 Regular Meeting minutes. Mr. Harrold seconded the motion.

Etchart/Harrold

All Ayes

M/S/C

3. Public Comments

Ms. Elizabeth Anne von Gunten was present.

Robert Peary – Meiners Oaks Trailer Park – Mr. Peary presented the Board with a statement letter (attached) with the intent of having the Board re-evaluate the aspect of dwellings within a property. Mr. Peary feels that there is not an adequate supply of water given to the trailer park. The trailer park is one meter, and the trailer park has 26 “dwellings” that feed off that one meter. The way the Drought Contingency plan is explained does not meet the needs of the trailer park. Mr. Peary feels the base allocation is far too low and that the Plan is very ambiguous in its wording. The Board has agreed to look further into Mr. Peary’s statement and all “dwellings” and come up with a solution that will both satisfy Mr. Peary and all customers with multiple dwellings and to be consistent with Casitas’ policy for us.

There was much discussion as to what to do, but it was clear that our policy

on “multiple dwellings” needs to be looked at further and possibly revised not to be so ambiguous. It was also implied that Mr. Peary file a waiver to receive a higher allocation. Ms. Von Gunten mentioned that Golden State Homeowners League is a statewide organization of mobile home owners, and they have a Ventura County Chapter and are very active legislatively. They have legal counsel on staff and will have information about what other people are doing in various places and have sample policies that can be looked at to get an idea of what we as a district could be doing instead of starting from scratch or reinvent the wheel. She has a phone number if we need it.

4. General Manager’s Report

- **System Status and Production** – The G.M. reported that we are still 100% dependent on Lake Casitas.
- **District Lead sampling** – The G.M. Reported that the results showed that we ranged from non-detectable level of lead to a .6 ug/L which is well under the DWR’s limit 15 ug/L.
- **Drought Summit meeting** – On Thursday, September 22nd is the Drought Summit meeting – Mr. Hollebrands will be talking along with the other general managers of the other water districts in the County.
- **We received a Presidential Award from SDRMA** for having no paid claims in the last 5 year period.
- **Next week the GM will be in the field for 2 things:**
 - 1) We need to move a fire hydrant that is on El Roblar and N. Poli by Lalo's restaurant to across El Roblar. This is being done to protect the hydrant from traffic.
 - 2) We were notified yesterday (9/19) that we have a small main leak on the highway just north of El Roblar across from the County’s storage yard.
- **JPA update** – it is still being hashed out by and with the County. We won’t have anything to look over for at least another 2 weeks.

5. Board Committee Reports

- **Executive Committee meeting August 22nd** – Mr. Kentosh, Mr. Krumpschmidt, Mr. Hollebrands and Mr. Neilson all met to go over the GM’s evaluation and to talk about the MOU agreement with Casitas. The committee’s suggestions on the MOU were forwarded to Steve Wickstrum, and Steve mentioned that he had some small changes, but overall it looks good.

6. Board of Directors Repots

Ms. Engle had nothing to report at this time.

Mr. Harrold – Wondered if anyone had heard on the news from Santa Barbara that the City Council is asking for no more watering of lawns? It

hasn't passed but may tonight. Ms. Engle stated it is mostly in part because the desalinization got delayed due to it not coming online. Mr. Harrold also asked the status of the Callegas pipeline. Mr. Hollebrands stated that it would be talked about at the Drought Summit. Mr. Etchart had nothing to report at this time. Mr. Kentosh had nothing to report at this time.

7. Financial Matters

1. Approval of Payroll and Payables from August 16th, 2016 to September 15th, 2016 in the amount of:

Payables -	\$ 71,242.90
Payroll -	\$ 29,510.86
Total -	\$ 101,253.76

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

Mr. Neilson commented that it is difficult to find out how much money we brought in. It was suggested to have an actual report that lays all that out. Mr. Hollebrands stated that his GM report that he submits to the Board members does have all that laid out.

Mr. Kentosh questioned the Audit work that the fee is in two parts.

Ms. Engle questioned what the pipe freezing machine is. Mr. Hollebrands explained its use to the Board. Ms. Engle asked what Grammarly was. Mr. Hollebrands explained its use.

Mr. Kentosh questioned what the Annual Reconciliation for SDRMA was.

Mr. Hollebrands explained that it has to do with payroll and budget estimates submitted to SDRMA and that sometimes we have to pay, and sometimes we get a refund depending on the annual projection we provide them with.

Harrold/Etchart

All Ayes

M/S/C

8. Board Discussion and/or aAction

a) Review and discussion of Customer Allocation waivers – There are several waivers that need to be decided on.

1. Phelps waiver – Ms. Phelps doesn't give enough justification as to why she needs more water and doesn't fall within the criteria.

Mr. Etchart made the motion to reject Ms. Phelps' Allocation Adjustment request. Mr. Harrold seconded the motion

Etchart/Harrold

All ayes

M/S/C

2. Walbridge waiver – Ms. Walbridge is currently selling this property. Her waiver is based on seasonality, and it isn't applicable to the waiver process.
Mr. Etchart made the motion to reject Ms. Walbridges Allocation Adjustment request. Ms. Engle seconded the motion
Etchart/Engle
All ayes
M/S/C
3. Ferguson waiver – There is no justification or request for a specific allocation amount.
Mr. Etchart made the motion to reject Ms. Fergusons Allocation Adjustment request. Ms. Engle seconded the motion
Etchart/Engle
All ayes
M/S/C
4. Walker waiver – This request was deemed incomplete due to missing information. She mentions the property was inhabited during 2010-2012, but our numbers don't match her statements. She also needs to explain what she is doing with the water that requires the increase request. She also states there are 3 occupants, and this is unclear. It was determined that she needs to be contacted to resubmit with more information due to an inconsistency with our records and their records.
5. Vertoch waiver – His request doesn't fall within the criteria mainly because they planted grapevines after removing some avocado trees in 2013.
Ms. Engle made the motion to reject Mr. Vertochs Allocation Adjustment request. Mr. Harrold seconded the motion
Engle/Harrold
All ayes
M/S/C
6. Johnson waiver – Mr. Hollebrands provided the numbers showing that Mr. Johnson is under his allocation and does not require an increase.
Mr. Etchart made the motion to reject Mr. Johnsons Allocation Adjustment request. Ms. Engle seconded the motion
Etchart/Engle
All ayes
M/S/C
7. Harris waiver – Mr. Kentosh explained Mr. Harris' situation. Per his historical property consumption, the previous owner did not use enough water to keep up with health and safety measures. The previous owner had let his orchard go. Mr. Harris does fall within the criteria of the Waiver policy and therefore it was determined to adjust his baseline allocation to 26 which gives him a Stage 3 allocation of 18

Ms. Engle made the motion the approve Mr. Harris' Allocation Adjustment request and adjust his base allocation to 26 units. Mr. Etchart seconded the motion

Engle/Etchart

All ayes

M/S/C

8. Rowe waiver - His waiver is based on seasonality, and it isn't applicable to the waiver process.

Mr. Harrold made the motion to reject Mr. Rowes Allocation Adjustment request. Mr. Etchart seconded the motion

Harrold/Etchart

All ayes

M/S/C

9. Whitney waiver - His waiver is based on seasonality, and it isn't applicable to the waiver process.

Ms. Engle made the motion to reject Mr. Whitneys Allocation Adjustment request. Mr. Etchart seconded the motion

Engle/Etchart

All ayes

M/S/C

10. Letter from Steve Alary in regards to Mr. Coeler's account requesting an additional meter – The letter stipulates that the owner is trying to sell off one of the houses on the property but in order to do so there needs to be a separate meter added to said house. Mr. Alary states that this property is 2 separate lots however we have it as one separate lot with 2 dwellings. He had spoken with Mr. Hollebrands already who informed him that no new meters are being given out at this time due to the seriousness of the drought. The Board discussed the letter, and it was brought up that this property is 2 legal lots, but there is no actual proof of that. Mr. Hollebrands is to find out if in fact the property has been separated into 2 legal lots and if so then we as a district have an obligation to give a Will Serve Letter for the second house that is already in existence. If it is not 2 legal lots, then he is to suggest to the owner to install a sub-meter to that house. This has been tabled for decision until next meeting

- b) Safety Deposit Box rentals for sensitive District documents – Mr. Harrold made the motion to rent a Safety Deposit Box through Rabobank to hold sensitive District documents. Ms. Engle seconded the motion.

Harrold/Engle

All Ayes

M/S/C

- c) Discussion of possible compensation for G.M. – this was tabled until next month's meeting so that Mr. Krumpschmidt could be present

- d) Discussion of Over-allocation fee increase to \$5.00/unit from Casitas – Mr. Kentosh presented a few slides that gave examples of what some of those over-allocation fees could look like to the District and its

customers. This topic has been handed over to the Drought Committee to see how we will proceed with this new information and come up with either a new policy or to revamp the Drought Contingency Plan.

Meeting went into closed session at 8:45 pm

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

- Conference with Legal Counsel – Personnel Exception Government Code Section 54957 (Subdivision (b) (2))

No decisions were made by the Board during closed session.

10. Meeting Adjournment

There being no further business to conduct at this time, Board President James Kentosh adjourned the meeting 9:04 PM.

President

Secretary

September 2016



To: Board of Directors of the Meiners Oaks Water District

From: General Manager

Subject: Monthly Manager's Report

Highlights

(Rainy season October thru April)

14.01" of rain

LAKE CASITAS LEVEL

36.4%

Board Committees

The Drought Sub-committee met on Monday the 10th to discuss different options regarding customer allocations and possible edits to the Drought Contingency Plan. Customer Tray Perry was in attendance on behalf of Meiners Oaks Trailer Park.

Committee meeting minutes are attached to the agenda.

Current Well levels and specific capacity

Well 1	Aug.	Sept.	Well 2	Aug.	Sept.	Well 4	Aug.	Sept.	Well 7	Aug.	Sept.
Static	35.7'	35.7'	Static	35.5'	36.2'	Static	69.5'	70.4'	Static	69.0'	69.9'
Running	Off'	Off	Running	Off'	Off	Running	Off	Off	Running	Off'	Off
Drawdown	Off'	Off	Drawdown	Off'	Off	Drawdown	Off	Off'	Drawdown	Off'	Off
Specific Cap.	Off gal/ft	Off gal/ft	Specific Cap.	Off gal/ft	Off gal/ft	Specific Cap.	Off gal/ft	Off gal/ft	Specific Cap.	gal/ft	Off gal/ft

Water Production

Water production and sold values are based on a calendar year

Total Pumped in August:			
Wells	AF	Average GPM	Typical GPM
1.	Off	Off	375
2.	Off	Off	250
4.	Off	Off	750
7.	Off	Off	450
8.	0.00	Off	330

Total Pumped for September	0.00 AF
Total Pumped 2015:	466.05AF
Total Pumped YTD 2016:	305.42 AF

Total Sold:

Total Sold for September 2016:	60.06 AF
Total Sold YTD 2016:	60.06 AF
Total Sold 2015:	694.80 AF
Total Purchased from CMWD 2015	274.22 AF
Total Purchased for September	60.06 AF
Total Purchased YTD 2016	118.16AF

Total Capacity:

2083 Gallons per Minute (GPM) with all current wells on line 1, 2, 4, 7, 8)
 3,583 Gallons per minute (GPM) with all current wells on line 1, 2, 4, 7, 8) + Casitas

Water Sales:

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

September 2015:	\$ 50,970.74
(34%) increase From last year at this time	
September 2016:	\$ 78,096.65

Reserve Funds

Balance at the County of Ventura	\$ 888,370.52
Total Tax Revenue*	\$ 0.00
Total Interest from reserve account#	\$ 0.00

Fiscal Year Total Revenues

July 1 st – September 30 th 2015	\$ 306,554.66
July 1 st – September 30 th 2016	\$ 345,256.19
(11%) increase From last year	

Bank Balances

LAIF Balance	\$ 5,199.08
(#) Quarterly Interest from LAIF	\$ 0.00
Money Market (RABO)	\$ 327,940.11
Amount Transferred to RABO Money Market this month	\$ 0.00
Amount Transferred to General Fund from Money Market	\$ 0.00
(*) Monthly Interest received from Money Market	\$ 53.90
General Fund Balance	\$ 210,903.22
Trust Fund Balance	\$ 18,090.35
Capital Improvement Fund	\$ 14,403.14
(#) Quarterly Interest from Capital Account	\$.24
Total Interest accrued	\$ 54.14

Water Quality

No water quality concerns to report

Capital Improvement Projects for 2016-2017
Budgeted capital funds \$ 473,500.00 FY 2016-2017

1. Acquire scope of work for bid on a new well. (Completed)

Unscheduled Work

Warfhead replacement and new hydrant valve S. Poli	\$ 3,259.53
Hydrant replacement at Fernando and N. Encinal	\$ 1,500.00
Main Leak on S. Padre Juan	\$ 3,000.00
Service repair S. Pueblo	\$ 1,000.00
Service repair Mesa	\$ 1,000.00
Valve replacement Encinal/El Conejo	\$ 1,000.00
Valve replacement Fernando/N. La Luna	\$ 2,000.00
Fire hydrant replacement S. La Luna	\$ 4,126.09
This item has been reimbursed by the company that hit it	\$ - 4,126.09
Main Leak 110 Besant Rd	\$ 2,000.00
Paving	\$ 6,000.00
Move wharf-head at Encinal and El Roblar	\$ 4,000.00

Total	\$ 24,759.53
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On-going Items

Talks still continue between Casitas, Calleguas, United Water and the City of Ventura to acquire State Water.

Production

On July 12th all wells were turned off due to lack of production and/or excessive air. We are currently 100% dependent on Casitas!

Santa Barbara Channel Keeper vs. City of Ventura

There is nothing to report on this subject.

GSA

See last page in this document to view relevant deadlines for the GSA.

Additionally, below are the following deadlines once the JPA is formed:

Within 30 Days of Effective Date. Within 30 days of the Effective Date, the Agency shall prepare and file a notice of the JPA with the Secretary of State. This notice must contain the information required by Government Code section 6503.5.

Within 60 Days of Effective Date: The initial meeting of the Board of Directors must be held within 60 days of the Effective Date of the JPA.

Within 70 Days of Effective Date. Within 70 days of the Effective Date, the Agency must file a statement with the Secretary of State, setting forth the facts required by Government Code section 53051(a).

Within 120 Days of First Meeting: The Board must adopt a budget within 120 days of the first meeting of the Board of Directors.

Within 1 Year of First Meeting: The Bylaws shall be adopted at or before the first anniversary of the Board's first meeting.

Tanks

1. 250k gallon was installed in 1958 age = 57 (Removed 2015)
2. 80k gallon was installed in 1983 age = 32
3. 500k gallon was installed in 1988 age = 27 (Removed 2015)
4. 500k gallon was installed in 1973 age = 42 (Put back into service 2011)
5. 500k gallon was installed in 2003 age = 12
6. 750k gallon welded tank 2015 age = 1

Life expectancy for a bolted tank is 30 – 40 years

Life expectancy for a welded tank is 90 - 100 years

Board discussion items for this month

- Review customer allocations
- Casitas over-allocation fees
- G.M. compensation
- Presentation of 2015-16 Draft Audit
- Additional property owned by MOWD

Well Drilled Dates & Depths

	<u>Date drilled</u>	<u>Pump Depth</u>
1. Well # 1	1969	60 feet
2. Well # 2	1969	116 feet
3. Well # 4	1969	240 feet
4. Well # 7	1961	156 feet
5. Well # 8	1968	144 feet

Board of Directors

President – Jim Kentosh Elected in 2014	Term ends 2018	Long Term
Vice-President – Mike Krumpschmidt Elected 2014	Term ends 2016	Short Term
Board Member – Larry Harrold Elected 2014	Term ends 2018	Long Term
Board Member – Michael Etchart Elected 2014	Term Ends 2018	Long Term
Board Member – Diana Engle Appointed 2016 to complete Dale Carnathan's term of office	Term Ends 2016	Long Term

Implementation Deadlines

When	Who	What
January 31, 2015	Department of Water Resources (DWR)	Categorize and prioritize basins as high, medium, low, or very low [§ 10722.4(a)]
January 1, 2016	DWR	Adopt regulations for basin boundary adjustments and accept adjustment requests from local agencies [§ 10722.2(4)(b)]
April 1, 2016	Local water agencies or water-masters in adjudicated areas	Submit final judgment /order / decree and required report to DWR (report annually thereafter) [§ 10720.8(f)]
June 1, 2016	DWR	Adopt regulations for evaluating adequacy of Groundwater Sustainability Plans (GSPs) and Groundwater Sustainability Agency (GSA) coordination agreements [§ 10733.2]
December 31, 2016	DWR	Publish report estimating water available for groundwater replenishment [§ 10729(c)]
January 1, 2017	DWR	Publish groundwater sustainability best management practices [§ 10729(d)]
By June 30, 2017 After July 1, 2017	Local agencies State Water Resources Control Board (SWRCB)	Establish GSAs [§ 10735.2(a)(1)]
After July 1, 2017	Groundwater users in probationary basins	Designate basins as probationary where GSAs have not been formed [§ 10735.2(1)]
January 31, 2020	GSAs in medium- and high-priority basins in critical overdraft	File annual groundwater extraction report with SWRCB by December 15 each year [§ 5202]
After January 31, 2020	SWRCB	Adopt GSPs and begin managing basins under GSPs [§ 10720.7(a)(1)] or alternative [§ 10733.6]
January 31, 2022	GSAs in other medium- and high-priority basins	Designate basins as probationary where GSPs have not been adopted in medium- and high-priority basins in critical overdraft [§ 10735.2(1)]
After January 31, 2022	SWRCB	Adopt GSPs and begin managing basins under GSPs [§ 10720.7(a)(2)]
		Designate basins as probationary where GSPs have not been adopted in other medium- and high-priority basins [§ 10735.2(1)]

September 2016

After January 31, 2025	SWRCB	Designate basins as probationary where GSPs are inadequate or not being implemented, and extractions result in significant depletions of interconnected surface waters [§ 10735.2(a)(5)(B)]
After January 31, 2040	GSAs (in medium- and high-priority basins in critical overdraft)	Achieve groundwater sustainability goals (DWR may grant two five-year extensions upon a showing of good cause) [§ 10727.2(3)(A)]
After January 31, 2042	GSAs (in other medium and high priority basins)	Achieve groundwater sustainability goals (DWR may grant two five-year extensions upon a showing of good cause) [§ 10727.2(3)(A)]

31.7761 N | 117.25300 W
-119.28964 W

FAMILY
TRUST

**Los Padres
Natl Forest**

33

FRIENDS
RANCHES INC

**Meiners
Oaks Co
Water Dist**

ETCHART
MICHEL A
SEP PROP

**WIN A
HUNT!**



MEINERS OAKS WATER DISTRICT

October 10, 2016

Minutes of MOWD Drought Committee Meeting

Committee	Drought Committee
Meeting Date	October 10, 2016, at 9:00 AM at the District's office
Attendance	Mike Hollebrands – General Manager Diane Engle – Director Jim Kentosh – President General public – three attendees
Topics	How to Pay For the Increased Casitas MWD Surcharge

Among other things, the budget for our current fiscal year is based on a \$1.00 per unit “over-allocation charge” paid to Casitas MWD for any water we use above our reduced allocation of 490 AF in Stage 3. Last month, Casitas increased their over-allocation charge to \$5.00 per unit. This unexpected increase could have a big impact on our budget, with the following uncertainties and concerns:

- 1) If we increase our over-allocation charge to \$5, we still may not collect enough revenue in a dry year. Some customers will be severely affected.
- 2) We don't know how much rain we're going to have this winter. With 16" of rain we will likely not exceed our Casitas allocation. With only 4" we may go far over our allocation.
- 3) With a dry winter, our financial reserves could fall by \$400,000 if we make no change.
- 4) Casitas bills us in August for any amount we exceed our allocation in the prior 12 months (June through July). We prefer not to hit our customers with a big bill all at once in August.
- 5) Our current approach provides an incentive to conserve. However, an over-allocation charge of \$5 is more of a penalty, and it may be appropriate to be a bit more generous with our allocations in that case.

The drought committee discussed several options for dealing with this issue. We are still developing additional information and have not yet reached a consensus nor are we ready to make recommendations. We will discuss and receive input from the board next week.

Among the options we discussed were the following:

Option 1: Keep our allocations the same and increase our over-allocation surcharge from \$1 to \$5 per unit.

Option 2: Adopt the Casitas WEAP (2015 Water Allocation and Efficiency Program) for determining allocations for our customers, with some clarifications and modifications. Those allocations vary by month and are typically more generous than our own allocations based on historical usage. As Casitas does, we would collect \$5 per unit of water each customer uses above his/her allocation each month.

Option 3: We would assign each customer an annual allocation every year on July 1, which they would draw from each subsequent month. Once they exceed their annual allocation, they would pay an additional \$5 per unit for all water they use until the following July 1.

Option 4: Make no changes to our rates and hope we get some rain by April. If it doesn't rain by then we could implement emergency rates.

We discussed hybrid options as well, and the pros and cons of various options. Some issues raised were as follows:

- 1) There are concerns about the WEAP and some of its ambiguities. We would need to clarify some points. For example, how does it differentiate between irrigable land and historically irrigated land?
- 2) What if our total WEAP allocation exceeds our tentative allocation from Casitas? We must get their concurrence before we adopt any approach.
- 3) How did Casitas determine its allocations under the WEAP? Did they hire a consultant? Did they do an aerial survey? What was the date of the mapping? Mike H will talk to Casitas about this.
- 4) We are concerned about whether everybody has the time to manage their own water use throughout the year. If we give them an annual allocation and they run out early, we would hear many complaints.
- 5) The surcharge amounts collected would be placed in a separate fund, to be used to pay Casitas, to develop emergency water supplies or to import state water.
- 6) We will have to receive a legal opinion on any approach. Can we collect money from our customers throughout the year for a charge we won't receive a bill for until months later?

We will appreciate hearing your ideas at the board meeting.

Meiners Oaks Water District

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

Expenditures	Month of September	Year To Date	Budget Approp	Approp Bal 09/30/16	Current October	Approp Bal To Date
Salary / Taxes	30,518.24	92,039.23	410,000.00	317,960.77	-	317,960.77
Retirement Contributions	2,516.30	8,848.91	35,000.00	26,151.09	-	26,151.09
Group Insurance	3,730.33	11,053.70	70,000.00	58,946.30	-	58,946.30
Company Uniforms	-	-	1,500.00	1,500.00	-	1,500.00
Phone Office	785.44	2,312.63	7,600.00	5,287.37	-	5,287.37
Janitorial Service	341.39	1,084.17	5,200.00	4,115.83	-	4,115.83
Refuse Disposal	166.11	498.33	2,500.00	2,001.67	-	2,001.67
Liability Insurance	-	21,465.64	22,500.00	1,034.36	-	1,034.36
Workers Compensation	-	10,086.48	17,500.00	7,413.52	-	7,413.52
Wells	547.70	547.70	20,000.00	19,452.30	-	19,452.30
Truck Maintenance	24.70	154.16	4,000.00	3,845.84	-	3,845.84
Office Equip. Maintenance	110.87	1,029.27	5,000.00	3,970.73	-	3,970.73
Cell Phones	626.34	1,157.56	4,500.00	3,342.44	-	3,342.44
System Maintenance	9,449.09	10,677.40	60,000.00	49,322.60	-	49,322.60
Safety Equipment	82.37	1,082.37	3,500.00	2,417.63	-	2,417.63
Laboratory Services	237.00	1,651.00	8,000.00	6,349.00	-	6,349.00
Membership and Dues	-	2,209.00	7,000.00	4,791.00	-	4,791.00
Printing and Binding	-	140.59	1,000.00	859.41	-	859.41
Office Supplies	91.95	1,747.28	6,000.00	4,252.72	-	4,252.72
Postage and Express	955.11	4,679.42	13,500.00	8,820.58	-	8,820.58
B.O.D. Fees	700.00	2,800.00	15,000.00	12,200.00	-	12,200.00
Engineering & Technical Services	-	-	35,000.00	35,000.00	-	35,000.00
Computer Services	-	958.95	12,000.00	11,041.05	575.60	10,465.45
Other Prof. & Regulatory Fees	13.50	2,987.11	17,500.00	14,512.89	30.00	14,482.89
Public and Legal Notices	-	-	1,500.00	1,500.00	-	1,500.00
Attorney Fees	2,400.00	3,620.00	15,000.00	11,380.00	-	11,380.00
GSA Fees	-	13,288.18	25,000.00	11,711.82	-	11,711.82
VR/SBC/City of VTA Law Suit	-	-	40,000.00	40,000.00	-	40,000.00
Audit Fees	-	5,000.00	12,000.00	7,000.00	-	7,000.00
Small Tools	-	401.18	3,000.00	2,598.82	-	2,598.82
Election Supplies	-	-	3,000.00	3,000.00	-	3,000.00
Water Purchase	35,569.43	71,983.70	250,000.00	178,016.30	-	178,016.30
Treatment Plant	-	613.63	10,000.00	9,386.37	-	9,386.37
Fuel	853.79	2,070.26	12,000.00	9,929.74	-	9,929.74
Travel Exp./Seminars	105.00	278.15	2,000.00	1,721.85	-	1,721.85
Utilities	236.14	722.73	3,500.00	2,777.27	193.44	2,583.83
Power and Pumping	989.47	989.47	80,000.00	79,010.53	916.56	78,093.97
Meters	-	-	10,000.00	10,000.00	-	10,000.00
Total Expenditures	91,050.27	278,178.20	1,250,800.00	972,621.80	1,715.60	970,906.20

Water Distribution System	-	-	-	-	-	-
Cold Water Well	-	-	250,000.00	250,000.00	-	250,000.00
	-	-	-	-	-	-
Structures and Improvements	-	-	-	-	-	-
Generator Z-2	-	-	120,000.00	120,000.00	-	120,000.00
	-	-	-	-	-	-
Trucks/Carts	-	-	-	-	-	-
Furniture and Fixtures	-	-	-	-	-	-
Office Machines	-	-	-	-	-	-
	-	-	-	-	-	-
Field Equipment	-	-	-	-	-	-
Pipe Freezing Machine	-	3,335.74	3,500.00	164.26	-	164.26
	-	-	-	-	-	-
Appropriations for Contingencies	-	-	100,000.00	100,000.00	-	100,000.00
Total Assets	-	3,335.74	473,500.00	470,164.26	-	470,164.26

GRAND TOTAL	91,050.27	281,513.94	1,724,300.00	1,442,786.06	1,715.60	1,441,070.46
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Meiners Oaks County Water District, CA

Check Report

By Vendor Name

Date Range: 09/16/2016 - 10/15/2016

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Bank Code: AP Bank-AP Bank						
AQUA-F	Aqua-Flo Supply	10/12/2016	Regular	0.00	82.93	7234
987409	Invoice	09/12/2016	brass check valve	0.00	53.37	
989208	Invoice	09/15/2016	PVC union	0.00	18.95	
993122	Invoice	09/23/2016	tape	0.00	10.61	
AWAVC	Association of Water Agencies	10/12/2016	Regular	0.00	105.00	7235
06-9249	Invoice	09/21/2016	CCWUC Luncheon	0.00	105.00	
U-VERSE	AT&T U-verse	09/28/2016	Regular	0.00	70.00	7220
294600916	Invoice	09/04/2016	internet	0.00	70.00	
AT&T	AT&T	09/28/2016	Regular	0.00	92.86	7219
01840916	Invoice	09/13/2016	office phones	0.00	92.86	
AT&T	AT&T	10/12/2016	Regular	0.00	622.58	7236
21140916	Invoice	09/20/2016	office phones	0.00	622.58	
AUTOSU	Automotive Supply - Ojai	10/12/2016	Regular	0.00	24.70	7237
383730	Invoice	09/19/2016	wiper blades	0.00	24.70	
CALPERS	California Public Employees' Retirement	09/28/2016	Regular	0.00	4,079.02	7216
INV0000479	Invoice	09/15/2016	Health	0.00	2,039.52	
INV0000490	Invoice	09/30/2016	Health	0.00	2,039.50	
CALPERS	California Public Employees' Retirement	09/28/2016	Regular	0.00	162.71	7221
2121	Invoice	09/14/2016	retired premiums	0.00	162.71	
CAL-STATE	Cal-State	09/28/2016	Regular	0.00	101.39	7222
70695	Invoice	09/17/2016	portable toilet	0.00	101.39	
CANON	Canon Financial Services, Inc.	09/28/2016	Regular	0.00	110.87	7223
16487901	Invoice	09/12/2016	copier contract	0.00	110.87	
CMWD	Casitas Municipal Water District	10/12/2016	Regular	0.00	35,569.43	7238
261150916	Invoice	09/30/2016	Fairview standby	0.00	34,543.82	
262000916	Invoice	09/30/2016	Hartmann allocation	0.00	85.49	
911320916	Invoice	09/30/2016	Tico & La Luna standby	0.00	940.12	
CLEANCO	Cleanco Services	09/28/2016	Regular	0.00	240.00	7224
3007	Invoice	09/26/2016	September janitorial	0.00	240.00	
CVTDEP	County of Ventura Transport. Dept.	10/12/2016	Regular	0.00	585.00	7239
PE16-0486	Invoice	09/22/2016	permit -103 Poli & 619 El Roblar	0.00	585.00	
DATAP	Dataprose LLC	10/12/2016	Regular	0.00	955.11	7240
DP1602952	Invoice	09/30/2016	billing and postage	0.00	955.11	
EJHAR	E. J. Harrison Rolloffs, Inc.	09/28/2016	Regular	0.00	166.11	7225
281300916	Invoice	09/15/2016	office trash	0.00	40.00	
994260916	Invoice	09/15/2016	3 yard dumpster	0.00	126.11	
FAMCON	Famcon Pipe and Supply, Inc	10/12/2016	Regular	0.00	5,853.38	7241
184793	Invoice	09/20/2016	pipes,valves,tees,etc.	0.00	3,121.80	
184842	Invoice	09/21/2016	box only,cover,saw,etc.	0.00	249.40	
184862	Invoice	09/21/2016	valve	0.00	548.25	
185116	Invoice	09/28/2016	flange,spool,valve,etc.	0.00	1,095.43	
185225	Invoice	09/30/2016	clamps	0.00	838.50	

Check Report

Date Range: 09/16/2016 - 10/15/2016

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
FGLENV	FGL Environmental	09/28/2016	Regular	0.00	79.00	7226
610371A	Invoice	09/19/2016	lab. services	0.00	79.00	
FGLENV	FGL Environmental	10/12/2016	Regular	0.00	158.00	7242
610746A	Invoice	09/23/2016	lab. services	0.00	79.00	
611133A	Invoice	09/29/2016	lab. services	0.00	79.00	
FH PUMPS	FH Pumps	09/28/2016	Regular	0.00	16.13	7227
00075352	Invoice	09/14/2016	gaskets for repair at Poli & El Roblar	0.00	16.13	
GUARDIAN	Guardian	09/28/2016	Regular	0.00	339.64	7217
INV0000480	Invoice	09/15/2016	Dental	0.00	169.82	
INV0000491	Invoice	09/30/2016	Dental	0.00	169.82	
GUARDIAN	Guardian	09/28/2016	Regular	0.00	8.00	7228
7690460916	Invoice	09/15/2016	administration fee	0.00	8.00	
HSBS	HealthSmart Benefit Solutions, Inc.	09/28/2016	Regular	0.00	98.00	7218
INV0000482	Invoice	09/15/2016	HSBS	0.00	49.00	
INV0000493	Invoice	09/30/2016	HSBS	0.00	49.00	
NEILSON	Law Offices of Lindsay F. Nielson	09/28/2016	Regular	0.00	2,400.00	7229
34880916	Invoice	09/14/2016	attorney fees	0.00	2,400.00	
MOHARD	Meiners Oaks Hardware	10/12/2016	Regular	0.00	286.61	7243
734582	Invoice	09/01/2016	valveball,brass nipples,brass plug,etc.	0.00	22.95	
734866	Invoice	09/01/2016	power painter,tape,paintbrush,etc.	0.00	140.30	
735102	Invoice	09/01/2016	trash bags	0.00	13.96	
735958	Invoice	09/04/2016	paint tray,tray liner,roller frame,etc.	0.00	20.07	
736020	Invoice	09/08/2016	roller frame	0.00	4.40	
736811	Invoice	09/13/2016	nipples	0.00	4.28	
736825	Invoice	09/13/2016	galv. pipe	0.00	7.07	
737015	Invoice	09/14/2016	concrete mix	0.00	9.65	
737277	Invoice	09/15/2016	single cut key	0.00	2.14	
738498	Invoice	09/23/2016	concrete mix,thread seal tape	0.00	61.79	
MITEC	MiTec Solutions LLC	10/12/2016	Regular	0.00	575.60	7244
31235	Invoice	10/01/2016	exchange and web hosting	0.00	575.60	
NS&G	Nielsen Sand & Gravel	10/12/2016	Regular	0.00	394.84	7245
23257	Invoice	09/19/2016	fill sand	0.00	394.84	
OILELE	Oilfield Electric Company, Inc.	10/12/2016	Regular	0.00	477.19	7246
2021313	Invoice	09/30/2016	troubleshoot HOA switch	0.00	477.19	
PERS	Public Employees' Retirement System	09/28/2016	Regular	0.00	1,802.38	7215
INV0000492	Invoice	09/30/2016	PERS	0.00	1,802.38	
PERS	Public Employees' Retirement System	10/12/2016	Regular	0.00	1,692.00	7233
INV0000503	Invoice	10/14/2016	PERS	0.00	1,692.00	
PERS	Public Employees' Retirement System	10/12/2016	Regular	0.00	688.10	7247
10000001484412	Invoice	10/01/2016	unfunded accrued liability	0.00	678.27	
10000001484413	Invoice	10/01/2016	unfunded accrued liability	0.00	9.83	
QUINNNTL	Quinn Rental Services	10/12/2016	Regular	0.00	1,336.98	7248
V9323501	Invoice	09/30/2016	backhoe w/bucket	0.00	1,336.98	

Check Report

Date Range: 09/16/2016 - 10/15/2016

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
SCE	Southern California Edison Co.	10/12/2016	Regular	0.00	1,110.00	7249
OFFELE1016	Invoice	10/11/2016	Office Electricity	0.00	193.44	
PMP1-1016	Invoice	10/11/2016	Pump 1	0.00	48.34	
PMP2-1016	Invoice	10/11/2016	Pump 2	0.00	44.24	
PMP4&71016	Invoice	10/11/2016	Pumps 4&7	0.00	53.98	
TNKFRM1016	Invoice	10/11/2016	Tank Farm	0.00	27.17	
WELL81016	Invoice	10/11/2016	Well 8	0.00	74.81	
Z-21016	Invoice	10/11/2016	Zone 2	0.00	146.91	
Z-2FIR1016	Invoice	10/11/2016	Zone 2 Fire	0.00	109.89	
Z-2PWR1016	Invoice	10/11/2016	Zone 2 Power	0.00	385.86	
Z-3FIR1016	Invoice	10/11/2016	Zone 3 Fire	0.00	25.36	
STARDYMIX	State Ready Mix Inc.	10/12/2016	Regular	0.00	467.63	7250
497611	Invoice	09/27/2016	sand slurry for 530 El Roblar & N Poli	0.00	467.63	
UAOFSC	Underground Service Alert of So.Ca.	10/12/2016	Regular	0.00	30.00	7251
920160431	Invoice	10/01/2016	digalert	0.00	30.00	
USBANK	US Bank Corporate Pmt. System	10/12/2016	Regular	0.00	873.81	7252
frontier0901	Invoice	09/01/2016	paint for Wells	0.00	241.26	
frontier0908	Invoice	09/08/2016	paint for Wells	0.00	119.84	
verizon0901	Invoice	09/01/2016	downpayment for phones	0.00	211.20	
verizon0905	Invoice	09/05/2016	phone accessories	0.00	209.56	
vons083116	Invoice	09/01/2016	paper towels, toilet paper & water	0.00	51.51	
vons0922	Invoice	09/22/2016	water & paper towels	0.00	40.44	
VTACNCRT	Ventura Concrete Cutting	10/12/2016	Regular	0.00	135.00	7253
6146	Invoice	09/20/2016	saw cut 3 locations	0.00	135.00	
VERIZON	Verizon Wireless	10/12/2016	Regular	0.00	205.58	7254
9772740260	Invoice	09/26/2016	cell phones	0.00	205.58	
WRIGHT EXP	WEX Bank	09/28/2016	Regular	0.00	853.79	7230
46946679	Invoice	09/15/2016	fuel	0.00	853.79	
ZEEMED	ZEE MEDICAL SERVICE	09/28/2016	Regular	0.00	82.37	7231
34-112266	Invoice	09/21/2016	medical supplies	0.00	82.37	

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	76	39	0.00	62,931.74
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	76	39	0.00	62,931.74

PR \$ 27,655.91

Report of Income as of 9/30/2016

Income	Month of September	Year To Date	Budget Approp	Approp Bal 07/31/15
Interest	54.14	803.96	--	(803.96)
Taxes	--	434.03	--	(434.03)
Pumping Charges	397.36	1,057.07	--	(1,057.07)
Fire Protection	133.45	428.07	--	(428.07)
Meter & Inst. Fees	--	--	--	--
Water Sales	78,096.65	178,025.82	659,439.00	481,413.18
Casitas Water Sales	1,356.47	2,025.65	--	(2,025.65)
MWAC Charges	50,846.14	123,839.07	666,997.00	543,157.93
MCC Chg.	6,679.48	19,632.31	125,408.00	105,775.69
Misc. Income	95.66	1,452.14	8,000.00	6,547.86
Late & Delinquent Chgs.	1,713.74	7,891.68	--	(7,891.68)
Conservation Penalty	200.00	200.00	--	(200.00)
Capital Improvement	--	--	--	--
Drought Surcharge	10,704.38	10,704.38	--	(10,704.38)
	--	--	--	--
		--	--	--
		--	--	--
TOTAL INCOME	150,277.47	346,494.18	1,459,844.00	1,113,349.82

August 31, 2016

James Kentosh President
Meiners Oaks Water District
202 W. El Roblar
Ojai, CA 93023-2211

Subject: Request for an additional water meter for account number 02-14260-01, 118 and 124 N. Poli Street, Meiners Oaks.

Dear Mr. Kentosh,

My client Willi Coeler owns the above referenced properties and is trying to sell off one of his houses. The problem is that the two houses even though they are on separate lots they share a common water meter.

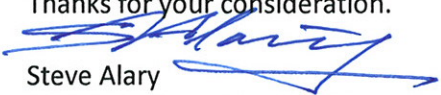
In order to sell, he has to be able to provide a separate water meter for the new property owner. He asked me to inquire as to the feasibility of obtaining a water meter. I went down to the MOWD yesterday and was told by Mike Hollebrands that MOWD didn't have any meters and that no new meters could be given until after the drought ends.

I explained that whether or not the property is rented or sold there still would be someone using water. The buyer of the house is a single elderly person so the water use would be actually lower.

Hopefully you can make an exception in this case, since holding up the sale of the house to the end of the drought will have a serious financial effect.

If you have any questions please feel free to phone or email me.

Thanks for your consideration.


Steve Alary
9452 Telephone Road #109
Ventura, CA 93004
805-407-6729
STEVE.ALARY@gmail.com
Cc: Willie Coeler

*Are these two legal lots?
Are these legal parcels?
When were they split?
Are the houses currently on different lots?*



September 23, 2016

Steve Alary
9452 Telephone Rd
Ventura, CA 93004

RE: Letter dated August 23, 2016 Coeler account

Mr. Alary,

The Board of Directors considered your letter in our regular meeting of September 20, 2016. There were a couple things that stood out:

- Does the property have two legal lots?
- Two parcel numbers are not always representative of two legal lots.
- Are the dwellings separated, one on each lot legal lot?
- If so, can Mr. Alary provide proof that there are two existing legal lots and that there is one dwelling per lot?
- If not, the suggestion would be to legally separate the lots ensuring that there is one dwelling on each and resubmit his request on Mr. Coeler's behalf, to the district's general manager.

As I stated in our conversation, our current policy states that there are no new connections to the District to be authorized at this time. But, if the information requested above is provided, then the District may be in a better position to accommodate Mr. Coeler's request.

If you have questions, please do not hesitate to call my office.

Sincerely,

Mike Hollebrands, General Manager
Meiners Oaks Water District

SEPTEMBER 30, 2016

MIKE HOLLEBRANDS
MEINERS OAKS WATER DISTRICT
202 WEST EL ROBLAR DRIVE
MEINERS OAKS, CA 93023

SUBJECT: REQUEST FOR ADDITION
WATER METER

DEAR MIKE,

THIS IS IN RESPONSE TO YOUR LETTER
DATED SEPTEMBER 23, 2016 (ENCLOSED)

I HAVE ENCLOSED THE CERTIFICATE OF
COMPLIANCE FROM THE COUNTY OF
VENTURA THAT SHOWS THAT THERE ARE
2 LEGAL LOTS. SEE EXHIBIT A
THAT STATES:

PARCEL 1 = LOT 35 OF BLOCK E,
MEINERS OAKS OAKS SUBDIVISION NO 1.

PARCEL 2 = LOT 36 AND THE NORTH 15
FEET OF LOT 37, BLOCK E OF THE
MEINERS OAKS OAKS SUBDIVISION NO 1

THANKS,

Steve Alamy
805 407 6725

Recorded at the request of:

Willi Coeler

And when recorded return to:

COUNTY SURVEYOR DIVISION
Public Works Agency
County of Ventura
Number of Parcels: TWO (2)
APN 017-0-134-020
CC# 15-07-996



20160307-00030927-0 1/3

Ventura County Clerk and Recorder
MARK A. LUNN
03/07/2016 12:44:08 PM
1038285 \$20.00 CE

CERTIFICATE OF COMPLIANCE

(Government Code Section 66499.35)

Names of the Current Record Owner of the Property:

Willi H. Coeler and Stefanie U. Coeler, Trustees of the "W. & S. Coeler Living Trust"
dated January 13, 2014.

The County of Ventura, State of California, hereby certifies that, as of the date of this Certificate, the property described on the attached "EXHIBIT A" are two, discrete lots or parcels existing in compliance with the provisions of the Subdivision Map Act (Government Code section 66410, et seq.) and local ordinances enacted pursuant thereto.

Notice: This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcels described herein may be sold, leased or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcels may require issuance of a permit or permits, or other grant or grants of approval.



COUNTY OF VENTURA
Wayne E. Battleson
County Surveyor

By Wayne E. Battleson

Dated March 7, 2016

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura

On March 7, 2016 before me, April Hernandez, Deputy County Clerk of said County and State, personally appeared Wayne E. Battleson, County Surveyor, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal
Mark A. Lunn, County Clerk
COUNTY OF VENTURA

By April HJ

"EXHIBIT A"

Parcel 1

Lot 35 of Block E, Meiners Ojai Oaks Subdivision No. 1, in the County of Ventura, State of California, as per map thereof recorded in the Office of the County Recorder of said County in Book 14, Page 7 of Miscellaneous Records (Maps).

Parcel 2

Lot 36 and the north 15 feet of Lot 37, Block E, Meiners Ojai Oaks Subdivision No. 1, in the County of Ventura, State of California, as per map thereof recorded in the Office of the County Recorder of said County in Book 14, Page 7 of Miscellaneous Records (Maps).