

CHRISTIAN VALLEY PARK, C.S.D.
BOARD OF DIRECTORS MEETING MINUTES
March 8, 2022 – 6:30 PM Open Session
7:30 PM Closed Session
8:30 PM Open Session
LOCATION: Virtually via Zoom

The regular meeting of the Christian Valley Park Community Service District Board of Directors was called to order on Tuesday, March 8th, 2022 at 6:30 p.m. by president, Heidi Temko.

Board members present were Dan Negus, Rolando de la Torre, Ken Cenatiempo, Richard Warren, and Heidi Temko. General Manager, Don Elias, and Gerry LaBudde of Hydros, Inc. were in attendance of the meeting. There were several residents from the community in attendance as well (via Zoom).

Rolando de la Torre made a motion to approve the consent items which consisted of the Agenda for March 8th, 2022, minutes to the February 8, 2022 board meeting and the approval of the monthly expenses. Heidi Temko seconded the motion and it carried with the following roll call vote: Rolando de la Torre – aye; Heidi Temko – aye; Ken Cenatiempo – aye; Dan Negus – aye; Richard Warren – aye.

Gerry LaBudde presented to the Board the status report (attached to the bottom of this document) of the previous month's repairs and Water Treatment Plant highlights. Gerry reported that there were many calls from the residents to shut off their water because the plumber was at their house waiting. Gerry suggested that the district notify residents that they should schedule the pre-arranged water shut off for repairs with Hydros so that the shut off can be planned in advance.

Gerry reported that the Wave Broadband Project to put fiber optics in the ground using a horizontal boring machine is working well. Gerry noted that normally the water lines extending off the water main are at a ninety-degree angle, but on the upper half of Stanley, they are at unusual angles and locating the service line has been more difficult. The Wave Broadband contractors are exposing the water mains just as requested. Wave Broadband's next phase will be boring on Gregg Way.

The Kenneth Way engineering project will be starting soon. Gerry went over the map of Kimo Way and discussed how they need to have letters sent to the residents to request an easement for a water main extending through their parcels. By extending the line through Kimo Way, that area could benefit from fire hydrants and possible water hook-ups as well. There was some discussion as to should every resident/parcel (about 16 parcels) be notified because the main doesn't need to extend to many other parts. The Board informally agreed to notify all the parcels so that if the development would like to make water available to the entire area, it can be discussed along with costs associated with the project. It was further noted that just because the parcel owners would like to have water at their parcels, it may not be feasible, but it would be good information to know for fire safety at a minimum.

Gerry will send the district a proposal to replace one of the generators which is being funded by PCWA. PCWA approved a project to replace the generator along with all the engineering and installation.

Lastly, Gerry informed the board that he was planning to send PCWA (Placer County Water Agency) a complete list of all the pipes and ages to them so that they can continue to evaluate the general cost for the district to consolidate with PCWA.

Don Elias, General Manager, reported that there were no committee meetings this last month. Don Elias reported that there was correspondence to the board from Richard Warren on his ideas on how to make the district meetings and the district as a whole run more efficiently. Don Elias also reported that the USDA loan for the tank project is scheduled to close on March 24th, 2022 and if it closes at that time, the interest rate

will be at 2.125 percent loan for 40 years. California Rural Water Association (CRWA) had emailed the draft RFP to the district and Don will be sending out the RFP to the board for comments and then it will be voted on at the next board meeting.

Rolando de la Torre made a motion to approve the action item to have Hydros Engineering, Inc. update the CIP (Capital Improvement Project) Water Pipe Replacement project so that the district can begin to plan for pipeline replacements and improvements throughout the district. Ken Cenatiempo seconded the motion and it carried with the following roll call vote: Rolando de la Torre – aye; Heidi Temko – aye; Ken Cenatiempo – aye; Dan Negus – aye; Richard Warren – aye.

The second action item was discussed at length because of the need to have projects going to bid in order to get the best price. It was determined that the board needed the pipe replaced faster than what having an RFP drafted, sent out, evaluated, awarded and then construction to begin would take too long. Richard Warren made a motion to approve the replacement of the 2” water main extending behind Louis Caldera’s property at the intersection of Allen Drive and Oak Springs Court at a cost of \$9500. Heidi Temko seconded the motion and it carried with the following roll call vote: Rolando de la Torre – aye; Heidi Temko – aye; Ken Cenatiempo – aye; Dan Negus – aye; Richard Warren – aye.

The Board met in a Closed Session with Margaret Long, who is the district’s attorney to discuss two items:

1. The Public Employee Appointment (Government Code § 54957) Title: General Manager
2. Public Employee Performance Evaluation (§ 54957) Title: General Manager

When the Board returned from the Closed Session, Heidi Temko announced that the Public Appointment of the General Manager was continued and on-going and that the Public Employee Performance Evaluation was held.

Jo Anne Carmona asked a question under the section of “Comments from the audience on items not on the agenda.” She asked if the Board was planning on meeting again in person starting next month. Jo Anne noted that she thought we had to under the Bylaws and because there were no more restrictions in place. Don Elias will check with Margaret Long to see if the district is required to meet in person.

Rolando de la Torre made a motion to adjourn the meeting. Heidi Temko seconded the motion. The motion was approved unanimously by the five board members. The information for future Board meetings can be found on the district website: www.christianvalley.org.

Respectfully submitted,

Don Elias

Don S. Elias
District Secretary / General Manager

**Christian Valley Park CSD
Water Report – February 2022
Water Plant Operation and Maintenance**

1. Average flow for the month 0.212 MGD raw water was 3.4 NTU.

Water Line Repairs and Call Outs

1. Multiple shut offs – see invoice for list: a. District may want to consider reminding customers to schedule shutoffs with District a few days prior to having a plumber onsite.
- b. Owners should know where there shut off is and consider installing their own valve.

Miscellaneous

1. Wave Project on Stanley a. Marked all services and main.
b. Met with contractor on multiple days. Verified they are exposing the services – note that a lot of the services come in at odd angles.
c. Project is about 75-percent complete.
d. Received another USA for Gregg Way; not as extensive.
2. Landscape status a. Started irrigating due to lack of rain
b. Provided information to Marina per Don’s request – have not heard anything back on status
c. Shrubs on north side of Tank 1 look a little stunted – some brown stalks
3. Kenneth Way Project a. Will be sending out a letter of interest to property owners.
b. Status of agreements with surveyor and environmental consultants?
4. PCWA System Evaluation – Prepared distribution system list for PCWA.
5. Generator Project - Met with contractor onsite to discuss generator replacement project. Discussed timing – long lead times on generators, will likely prepare contract documents, bid, award and get contractor to order unit. Will wait for installation. a. Delayed annual service on existing unit as it will be replaced.
6. RFP/schedule update for plant ops agreement? a. Ideally we could transition out by June 1 and provide support to new operator on separate agreement, not sure what the District intends to do. Would like have update for our business planning purposes.
b. District may want to consider establishment of credit accounts with vendors.

Capital Improvements

1. Putting together material list for pump station work.

Upcoming Work

1. Filter inspections – pending.
2. Rebuild pump station piping (capital improvement project)

Storage Tank Project Update

1. Prepared the final USDA SF271 – budget and submitted.
2. Discussed Tank 1 warranty with PRT. Sounds like they are for having the diver do the work when they inspect Tank 2 in May.