

**MINUTES OF THE ENGINEERING AND OPERATIONS COMMITTEE MEETING  
OF THE RAINBOW MUNICIPAL WATER DISTRICT  
FEBRUARY 5, 2020**

1. **CALL TO ORDER** – The Engineering and Operations Committee Meeting of the Rainbow Municipal Water District on February 5, 2020 was called to order by Chairperson Nelson at 3:00 p.m. in the Board Room of the District, 3707 Old Highway 395, Fallbrook, CA 92028. Chairperson Nelson, presiding.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL:**

**Present:** Member Nelson, Member Brazier, Member Ratican, Member Marnett.

**Also Present:** General Manager Kennedy, District Engineer Strapac, Operations Manager Gutierrez, Finance Manager Largent, Engineering Project Manager Tamimi, Engineering Technician Rubio.

There were no public members present.

4. **ADDITIONS/DELETIONS/AMENDMENTS TO THE AGENDA (Government Code §54954.2)**

Ms. Brazier said discussion on changing the committee time was to be placed on the agenda. She asked if it could be discussed now or have it placed for certain on the committee agenda next month. Mr. Nelson suggested placing it on the agenda for next month.

Mr. Nelson noted Mr. Kennedy requested Item #13 be postponed to the next committee meeting.

Mr. Nelson said Item #10 and Item #15 would be swapped.

Mr. Strapac requested adding informational Item #15A Corrosion Protection Program.

5. **PUBLIC COMMENT RELATING TO ITEMS NOT ON THE AGENDA (Limit 3 Minutes)**

There were no comments.

6. **COMMITTEE MEMBER COMMENTS**

There were no comments.

\*7. **APPROVAL OF MINUTES**

A. October 2, 2019

B. November 6, 2019

**Motion:**

**To approve the October 2, 2019 and November 6, 2019 minutes as written.**

**Action: Approve, Moved by Member Brazier, Seconded by Member Ratican.**

**Vote: Motion carried by unanimous vote (Summary: Ayes = 4).**

**Ayes: Member Nelson, Member Ratican, Member Brazier, Member Marnett.**

## **8. APPOINTMENT OF COMMITTEE OFFICERS**

Ms. Brazier nominated Mr. Nelson as Chair and Mr. Ratican as Vice-Chair.

Mr. Ratican said he was concerned about what happened at the Board Meeting and the reasons the committee did not meet for the last couple of months. He asked for discussion on the situation regarding the Chairperson and Vice Chairperson exchanging emails and as a result of this error, how the Board views the committee.

Mr. Nelson commented that he clearly was not aware that by exchanging emails with other committee members it would be a violation of the Brown Act. He said although the administrative code was clear, he missed the part that by exchanging emails outside of the committee meeting was inappropriate and apologized for his error. Discussion ensued.

Ms. Brazier said the Board was more concerned with lessons learned. She emphasized one committee member could have a discussion with another member, but it cannot go beyond that. Mr. Kennedy stated legal counsel would be preparing clarification on committee roles. He commented, not to speak for the Board, although the Board has a great deal of faith in the committees. Discussion ensued.

Mr. Ratican suggested to add an item on the agenda regarding how the committee functions and its goals.

### **Motion:**

**To nominate Mr. Nelson as Chair and Mr. Ratican as Vice-Chair.**

**Action: Approve, Moved by Member Brazier, Seconded by Member Marnett.**

**Vote: Motion carried by unanimous vote (Summary: Ayes = 4).**

**Ayes: Member Nelson, Member Ratican, Member Brazier, Member Marnett.**

## **9. CIP PRESENTATION FORMAT**

Mr. Strapac asked if there were any comments regarding the general format of the CIP Presentation. Mr. Nelson said the excel format was unsuitable for the task. He mentioned there was a variety of project management software tools that may prove fruitful for the District. He said originally the discussion was for the committee members to be able to review the progress of the capital program, although there was no easy document to review. He stated it would be left to staff to figure out the appropriate method. Discussion ensued.

Mr. Kennedy said in his experience there would be a broad overview document with a detail Gantt Chart behind it. Mr. Ratican suggested collapsing columns to simplify the report. Discussion ensued.

Discussion went to Item #15.

## **10. WSUP UPDATE**

Mr. Gutierrez said Concord has started working with the first crew of two and another crew of two would be starting within a week. He said District staff was averaging vacuuming out 20 meters a day and they were ahead of Concord by 160 meters. He mentioned the challenges of having to find storage for three thousand old meters and gauging how many meters to stay ahead of Concord. He said every meter box vacuumed out has a different scenario as if there was no standard and all of this has to be documented by staff to be passed on to Concord. He said it has taken a lot of coordination to get to this point. He pointed out the District has taken care of everything on this end with parts, equipment and vacuuming, currently waiting to see what Concord's production levels will be. Discussion ensued.

Mr. Gutierrez said for informational only - customers called in this morning stating they were out of water. He said the weather was 26 degrees and the pipes froze, unfortunately there was not much that could be done.

## **11. AS-NEEDED SERVICES EXPENDITURES SUMMARY**

Mr. Strapac pointed out staff has used the as-needed contracts on 23 occasions. He described the savings in time for projects going to the Board, staff time in preparing Board Actions Items for small projects, and lower costs from consultants, since they don't have to prepare full proposals. He stated the as-needed services contracts have been a benefit to the District for small projects. Discussion ensued.

Mr. Nelson inquired regarding the physical location of the Live Oak Park Bridge Crossing project. Mr. Strapac said he would send Mr. Nelson a map of the location.

Mr. Marnett asked whether the Board established a guideline for Engineering on when they must go out competitively regarding a set dollar amount. Mr. Strapac responded outside of the as-needed services the normal procedure was to go out competitively. Mr. Kennedy explained engineering services were not selected based on cost. He said during evaluations the consultant costs were provided in a separate envelope, while staff evaluate the professional experience of the engineer, the proposal and the quality of the people, then a selection was made. Mr. Ratican mentioned that the price may be negotiated. Discussion ensued.

## **12. SOLAR OPTIONS AT THE OLD BONSALL RESERVOIR**

Mr. Strapac said the District hired a consultant to prepare a solar analysis utilizing the Bonsall Reservoir site for solar power production. He provided a copy of the preliminary evaluation report and pointed out the cashflow payback was within 5.6 years for the cost of a \$1M solar system contract. He said the appraisal of the property was \$150K not much when compared to the savings, after paying off the solar panels the District would save \$150K within six months.

Mr. Kennedy said there are two primary methods in purchasing solar, one was by purchase, install and operate, and another was by entering into a power purchase agreement. He said staff would be returning next month for a recommendation to the Board to move forward. He mentioned the District would be notifying Mr. Dabbs to vacate the land within the next 9 months as required by the current lease. Discussion ensued.

Mr. Nelson mentioned he paid for a solar system with a production warrantee for the 25 year of the system. Mr. Ratican stated that the warrantee was state law. Mr. Nelson asked if the electricity produced would be used to offset the pumping costs. Mr. Kennedy replied yes. Discussion ensued.

Mr. Strapac mentioned the District pays about \$900K to \$1M a year for electricity. Mr. Ratican noted any costs to secure the area should be included in the analysis. Mr. Marnett discussed the best way of using the converters on the solar panels if the District decides to own the solar system.

Mr. Kennedy said the District would investigate any metering problems with SDG&E, research the type of system needed, take the information to the Board and then solicit RFPs.

*Mr. Kennedy left the meeting.*

### **13. FEASIBILITY OF DESIGN-BUILD PROCESS PROGRESS UPDATE**

This agenda item was postponed.

### **14. DISCUSSION REGARDING EMINENT DOMAIN PROCESS**

Mr. Strapac said the District has been working on the installation of pressure reducing stations. He stated the District was running into issues of resistance quite often and taking a long time to obtain a right-of-way, and that a policy outlining the process was needed. He provided some examples of issues with customers unable to come to an agreement after months of negotiations. He stated based on the inability to come to an agreement the District was required to begin the eminent domain process.

He asked the committee to review the recommended standard procedures provided by staff and to return next month with any recommendations. Discussion ensued.

Mr. Marnett suggested making an initial contact first and then go towards eminent domain in order to stop wasting staff time.

Mr. Ratican suggested using a standard appraisal and make a fair offer and if the customer showed resistance then to start the eminent domain process. He suggested to contact customers as soon as the need was identified. Discussion ensued.

Mr. Strapac would bring a draft policy next month.

### **15. GENERAL MANAGER COMMENTS**

Mr. Kennedy said the District was being sued by Otay Mesa Water District (OMWD) for CEQA violation. He stated that Fallbrook Public Utilities District was also being sued separately. He said the main reason was that by detaching from the Water Authority the District would increase its reliance on the Delta, which would require a study on the cumulative impact on the Delta. He mentioned OMWD said the Board did not have enough analysis showing there was no impact. He said it was discussed on the District's action letter. He pointed out the reality was that OMWD was basing the violation on the Water Authority's assertion of receiving ID transfers from Imperial Valley for two-thirds of their water supply and if the District switched over to EMWD the District would not use that supply of water and instead would be using more Delta water. He explained the flaw in this argument based on the Water Authority's exchange agreement with MET. He said the District expects to win on merits. Discussion ensued.

Mr. Kennedy said the County of San Diego paid \$1.5M for the property behind the District to be used for the San Diego River Park.

Mr. Kennedy said the Meadowood Development has started grading and there are approximately 850 homes planned. He mentioned with more roof tops there should be greater value for commercial development.

Discussion went to Item #11.

#### **15A. CORROSION PROTECTION PROGRAM**

Mr. Strapac said the corrosion protection program was on the CIP list for a while and the District has been working with HDR Engineering and currently were at the point of installing corrosion protection. He mentioned Mr. Gutierrez's crew recently installed a new pressure station on the Sarah Ann 8-inch pipeline break and used some of the tools learned from HDR Engineering to install corrosion protection.

Mr. Tamimi stated the first installation of a Corrosion Protection Test Station at the Sarah Ann pressure station was a pivotal moment in the District's history. He explained due to the exposed pipeline it provided an opportunity to weld two lead wires (test and drain leads). He continued these two lead wires were attached to a test box. He said in addition there was a sacrificial anode that was also placed into the trench, which takes the corrosion away from the pipe and provides an opportunity over time to show if the pipe is continually protected. He presented a sample of a corroded pipe that broke recently. Discussion ensued.

Mr. Ratican asked if staff was being trained where to take the samples from. Mr. Tamimi replied yes, each sample kit comes with procedures. Mr. Ratican questioned the representative samples taken out of the trench as far as native soil and grading soil. He recommended using the grading plans and soil reports when available. Discussion ensued.

Mr. Ratican questioned if HDR was preparing the revised standard drawings. Mr. Tamimi replied yes. Mr. Ratican asked to have the standard drawings come to the committee.

Discussion went to Item #10.

*Mr. Strapac left the meeting.*

#### **16. LIST OF SUGGESTED AGENDA ITEMS FOR THE NEXT SCHEDULED ENGINEERING AND OPERATIONS COMMITTEE MEETING**

The following agenda items were suggested:

- Goals/Mission Statement for the Committee
- Discussion on Meeting Time
- Draft Policy Eminent Domain
- Solar Panels Proposal
- As-Needed Expenditure
- Feasibility of Design Build

**17. ADJOURNMENT**

The meeting adjourned at 4:40 p.m.

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**Flint Nelson, Committee Chairperson**

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**Dawn M. Washburn, Board Secretary**