

CHRISTIAN VALLEY PARK, C.S.D.
BOARD OF DIRECTORS MEETING MINUTES
February 8, 2022 – 7:00 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, February 8th, 2022 at 7:04 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 February 8th, 2022, consent items which consisted of the February 8, 2022 agenda and the January 11, 2022 minutes. Ken Cenatiempo seconded the motion and it carried with all ayes.

Don Elias, General Manager, reported that there were no committee meetings this last month and reviewed the monthly expenditures and quarterly financial statements ending 12-31-2021 prepared by Kathy Leas. Don Elias will seek Gerry LaBudde's assessment of the situation. Ken Cenatiempo made a motion to move to Gerry LaBudde's report regarding Water Plant maintenance as well as the Kenneth Loop engineering project. Dan Negus seconded the motion and it carried with all ayes.

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. There were some leaks repaired in the district: Meda Lane, Westridge Circle, and Oak Springs Court. Gerry noted that the 3" fitting broke off at the pump station. He proceeded to explain the Kenneth Loop project and how it would benefit the district. The engineering proposed would be almost entirely paid for by the PCWA grant if RSH contracts directly with the district leaving the district with an expense of \$370 after grant money was paid. Gerry also noted that the irrigation of the trees around the new tanks was turned back on and they would like a landscape person to look over the controls and adjust the amount of water needed.

After Gerry's report, Don Elias finished the rest of the reports including the status of the USDA project closing out and discussing the correspondence from Louis Caldera who was requesting that the water line be replaced so that the ground would not be so saturated to cause a landslide which would cause considerable damage to his residence. The leak had been repaired and Louis is seeking to prevent future leaks by replacing the pipe. The RFP for operations should be completed in the next couple of weeks and the Board will be asked for feedback so that any final edits can be made and then it can be posted for contractors to bid on it.

Dan Negus made a motion to approve the monthly expenditures. Ken Cenatiempo seconded the motion and it carried with the following roll call vote: Dan Negus – aye; Rolando de la Torre – aye; Heidi Temko – aye; Richard Warren – abstained; Ken Cenatiempo – aye.

Rolando de la Torre made a motion to approve the engineering project mostly funded by PCWA with RSH contracting directly with the district. Dan Negus seconded the motion and it carried with the following roll call vote: Rolando de la Torre – aye; Dan Negus – aye; Ken Cenatiempo – aye; Heidi Temko – aye; Richard Warren – aye.

The board decided to postpone to a future meeting item number one under Information/Discussion about how to proceed with water system piping and infrastructure repairs and upgrades.

Richard Warren gave some suggestions for how to handle future meetings and make them more efficient. He suggested a need to take breaks, having multiple meetings per month with smaller agendas, have

communication outside of the board meetings while adhering to the Brown Act. Lastly, he noted the need for multiple bids before contracts are awarded and if no other bidders bid on the project, that it is clearly documented that other contractors were contacted to bid on the projects but chose to not bid on the project.

Heidi noted that based on the survey from the Board, the top priorities for the Board based were Operations and Capital Improvement Project (CIP) for Pipeline Replacement.

Richard Warren made a motion to adjourn the meeting. Rolando de la Torre 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 S. Elias
District Secretary / General Manager

**Christian Valley Park CSD
Water Report – January 2022**

Water Plant Operation and Maintenance

1. Average flow for the month 0.168 MGD raw water was 5.3 NTU.

Water Line Repairs and Call Outs

1. Minor service shut offs.
2. Pump station leak
 - a. 3” fitting shared off, large leak; having trouble locating a 3” check valve
3. Oak Springs
 - a. Repaired another leak on that line – poly pipe from the wharf hydrant to the west
4. 5186 Westridge Circle – Late page on weekend of large leak at service box. Turned out to be customer side.
5. Meda Lane – Corroded steel line, cut section out on service line and installed two couplings, raised valve box in roadway. Pipe was in poor shape.

Miscellaneous

1. Cleaned the sedimentation basin
2. Tree on northside of property will need to be replaced; two additional trees between Jeff and the pump station.
3. Landscape irrigation
 - a. Turned system back on
 - b. Enabled rain sensor delay and reduced the irrigation time using the “season irrigation adjustment”
 - c. We are unclear on the proper adjustments – plants look fine at this time; would prefer that somebody else be responsible for setting the proper irrigation schedule, Hydros Engineering does not specialize in this.
4. Kenneth Way Project
 - a. Proposal and scope of work sent to Don
 - b. RCH CEQA cost went up about \$1,300, with mark up \$12,100. District could contract directly with RCH and it would be about \$370 more than initial scope beyond grant. See spreadsheet. c. Need to confirm grant amount.
5. Have not started on generator replacement, need to confirm grant amount.

Capital Improvements

1. Road project – regarded entire roadway and reestablished drainage ditch on north side of road. Did not need the culvert or additional base rock – utilized \$3,275, original budget was \$5,500.
2. Pump Station Piping – starting to develop layout, may need to utilize some of the budget from road; pipe and fitting costs have increased significantly since last year.

Upcoming Work

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

Storage Tank Project Update

1. The Notice of Termination was approved by the State Water Resources Control Board
 - a. Officially done with any additional storm water requirements
2. 11-Month inspection on Tank 1 was completed by divers
 - a. Interior coating looked good
 - b. A couple of minor items
 - i. One of the cables on the staff gauge was broken
 - ii. One of the u-bolts on the tank inlet riser was corroded
 - c. Could address these during next tank inspection, or could drain the tank and have PRT come and repair.
3. Tank 1 - Corrosion control system activated on 2/2/2022.
4. Waiting to hear from USDA on payment of retention and final project close out.