

THE OFFICIAL MINUTES OF THE REGULAR BOARD MEETING OF
CASTROVILLE COMMUNITY SERVICES DISTRICT
March 21, 2017

President Ron Stefani called the meeting to order at 4:34 p.m.

ROLL CALL:

Directors Present: President Ron Stefani, Vice President Silvestre Montejano, and Director Glenn Oania

Absent: James Cochran and Adriana Melgoza

General Manager: Eric Tynan

Secretary to the Board: Lidia Santos

Staff Present: None

Guest: Grant T. Leonard, Joe Pezzini, Mike Avila, Jeff Nohr and Bill White

PLEDGE OF ALLEGIANCE

Director Silvestre Montejano led the Pledge of Allegiance.

PUBLIC COMMENTS

1. None

New board member Glenn Oania still needed to be sworn in. For this reason President Stefani began with New Business, Item one on the agenda to have the oath of office administered to Glenn Oania and then returned to the regular order of the set agenda.

CONSENT CALENDAR

1. A motion was made by Silvestre Montejano and seconded by Glenn Oania to approve the minutes of the February 21, 2017 Scheduled Board Meeting. The motion carried by the following vote:

AYES:	3	Directors:	Montejano, Oania and Stefani
NOES:	0	Directors:	None
ABSENT/NOT			
PARTICIPATING:	2	Directors:	Cochran and Melgoza

Consent Calendar accepted as presented

CORRESPONDENCE:

1. Letter from Special District Risk Management Authority (SDRMA), approving no rate increases for the Workers' Compensation Program for 2017-18.
2. Letter from Special District Risk Management Authority (SDRMA) regarding the Workers' Compensation Longevity Distribution.
3. Email from ACWA JPIA in a unanimous decision the California Supreme Court issued its ruling in *City of San Jose v Superior Court of Santa Clara County*.

Correspondence Calendar accepted as presented

Board Member Adriana Melgoza arrives at 4:40 p.m.

INFORMATIONAL ITEMS:

1. *Monterey Herald* – Latest Cal Am desal project delay impact uncertain, sanctuary official says hope is to stay on schedule
2. *Monterey Herald* – Interim Salinas Valley groundwater agency board being appointed as state deadline approaches
3. *Monterey County Weekly* – Heavy storms lead to flooding, power outages and evacuations in Salinas
4. *Monterey Herald* – Supervisors lodge concerns about expansion of aquifer for wastewater injection
5. *Monterey County Weekly* – Marina residents unite against Cal Am desal project

Informational items accepted as presented

PRESENTATIONS:

1. None

NEW BUSINESS:

1. Administer "Oath of Office" to Glenn Oania who was appointed by the Castroville CSD Board of Directors at the February 21, 2017 regularly scheduled board meeting – Lidia Santos, Office Manager/ Secretary administered the Oath of Office to newly appointed Board of Director Glenn Oania. He was appointed by the Castroville CSD at the February 21, 2017 regularly scheduled board meeting. The Board and staff congratulated him. The Board returned to the beginning of the agenda, Public Comments.
2. Discuss possible housing project located at the intersection of Merritt and Washington Streets in the Castroville Community Plan's designated North Entrance Opportunity Area – Eric Tynan, General Manager informed the Board that OceanMist is looking to build a 200-unit employee-only housing complex on the North entrance opportunity area, which is the lot located across the street from Washington Street at the end of town. Currently, this property is in the Coastal zone and not within the Castroville District boundaries. Castroville CSD will need LAFCO approval to have this property annexed into its boundaries. Joe Pezzini with OceanMist presented the design plans of this project and explained that this project could potentially house 400 OceanMist employees and would be an added benefit to the community. Mike Avila with Avila Construction introduced himself and James Nohr and stated that OceanMist selected his company for this housing project, which will be modeled after the Tanimura & Antle 100-unit employee-only residential housing complex that his design team built in Spreckles last year as of July 2016. The same design team would be working on this project as well. Amenities included will be barbeque pits, a soccer field and baseball field. The Spreckels housing project has been very well received. District Legal Counsel Lloyd Lowrey suggested that this Board tour the Spreckels housing project since the OceanMist project will be a very similar build. Also, Castroville CSD cannot issue a "Can & Will" notice to serve water for this project until the annexation process is complete. General Manger Eric Tynan stated that a meeting is being planned with the County, LAFCO and the Coastal Commission to discuss this housing project further. Board President Ron Stefani and Director Adriana Melgoza stated they would like to see this housing project move forward. A public comment was made by Mr. Bill White, a resident of Monterey County saying he is aware that one of the biggest challenges is affordable housing in Monterey County and he is also very supportive of this project. Furthermore, it is nice to see local government and private companies working together to do something good.

1. Consider amending annual 2016/17 Operating Budgets for Castroville Zone 1-Water, Castroville Zone 1-Sewer, Moro Cojo Zone 2-Sewer, and Moss Landing Zone 3-Sewer – General Manager Eric Tynan presented the amended budgets for Castroville Zone 1-Water, Castroville Zone 1-Sewer, Moro Cojo Zone 2 –Sewer and Moss Landing Zone 3-Sewer. The Board reviewed the amended 2016/17 Operating Budgets. A motion is made by Adriana Melgoza and seconded by Glenn Oania to approve the amended 2016/17 Operating Budgets presented for Castroville Zone 1-Water, Castroville Zone 1-Sewer, Moro Cojo Zone 2-Sewer, and Moss Landing Zone 3-Sewer. The motion carried by the following vote:

AYES:	4	Directors:	Montejano, Melgoza, Oania and Stefani
NOES:	0	Directors:	None
ABSENT/NOT PARTICIPATING:	1	Directors:	Cochran

3. Appoint alternate representative for Small Water System/Disadvantaged Community seat on the Salinas Valley Groundwater Sustainability Agency (GSA) Joint Powers Authority: The following candidate has submitted an application; Richard Bowyer – General Manager Eric Tynan informed the Board that the Small Water/Disadvantage Community group is asking Castroville CSD to postpone appointing an alternate representative to this seat until the next scheduled board meeting to see if additional candidates submit an application. Public comment was made by Mr. Bill White who stated he is supportive of Mr. Richard Bowyer and knows he is very passionate about this seat. A motion is made by Adriana Melgoza and seconded by Silvestre Montejano to postpone appointing an alternate

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representative for Small Water System/Disadvantage Community seat on the Salinas Valley Groundwater Sustainability Agency (GSA) Joint Powers Authority until the next regularly scheduled board meeting to be held on April 18, 2017. The motion carried by the following vote:

AYES:	4	Directors:	Montejano, Melgoza, Oania and Stefani
NOES:	0	Directors:	None
ABSENT/NOT PARTICIPATING:	1	Directors:	Cochran

UNFINISHED BUSINESS:

1. Update on the Local Groundwater Sustainability Agency (GSA) representation and formation – General Manager Eric Tynan reported to the Board that the Small Water System/Disadvantaged Community committee will be an advisory committee to Castroville CSD. President Ron Stefani, as the representative on the Small Water System/Disadvantaged Community seat for the GSA Joint Powers Authority reported to the Board that the first meeting was held and staff was directed to bring request for a general manager at the next meeting. At this time Mayor Gunter was appointed chairman. In addition, monthly meetings will be held and he will be reporting the outcome of these meetings to the Castroville CSD board.
2. Update on levels for Well #2, #3, #4 and #5 – General Manager Eric Tynan informed the Board on the current well levels as of March 1, 2017 were as follows: Well #2 is currently at -5.3 feet below sea level and on February 1, 2017 it was -8-2 feet below sea level. Well #3 is still at -16.4 feet below sea level and on March 1, 2017 it was -12.2 feet below sea level, and Well #4 is at -22.2 feet below sea level and on February 1, 2017 it was -21.6 feet below sea level. Well #5 is has been added to this graph and it is currently at -5.3 feet below sea level. A graph of the well trends for the months August 2015 through March 2017 can be viewed on page 41 of the board packet. General Manager Eric Tynan stated that he anticipates that well levels will start to drop again for the reason that farmers have started irrigating again and the rain season is soon coming to an end.
3. Update on tax measure for North County Recreation and Park District (NCRPD) – General Manager Eric Tynan had Director Grant T. Leonard from NCRPD provide the update since he was present at the board meeting. Per Mr. Leonard NCRPD was planning to do a presentation to the Castroville Collation on the tax measure but the meeting has been postponed. There is no further information to report at this time.
4. Update on the Castroville CSD Medium Household Income study (MHI) to certify status as a “Disadvantaged Community” (DAC) to facilitate grant applications for water and sewer capital improvements for Castroville – General Manager Eric Tynan reported to the Board that the Rural Community Assistance Corporation (RCAC) will conduct a MHI study for Castroville. He is working with Kimberly Strong with RCAC to try to determine the District’s eligibility to apply for state funding programs for water system improvements and upgrades. As part of the funding application process and to determine the District’s eligibility for funding, RCAC will be performing a household income survey of the District’s water customers. The District will need at least 13% of customers to respond to this survey. Many water customers seem to be very skeptical about completing the survey, however, General Manager Eric Tynan plans to attend the upcoming neighborhood watch meeting to answer any questions or concerns that they may have about the survey. He informed them how important it is to complete and return this survey in order to see if the community of Castroville is classified as a “Disadvantage Community”, which would provide Castroville with better grant and funding opportunities.
5. Update on the progress of the Castroville Boulevard Bicycle/Pedestrian and Railroad Crossing Bridge; Project No. 8622 (Monterey County) - General Manager Eric Tynan reported to the Board that the County’s contractors accidentally punctured another water main when they were drilling. Castroville CSD had properly marked all the water-lines before the drilling began for this project. This second water main break did not require a boil order notice since no laterals were affected.

District Legal Counsel Lloyd Lowrey requested to be excused. He left at 5:30 p.m.

BOARD OF DIRECTORS COMMUNICATION: When needed, this time is reserved for the Board of Directors to communicate activity, educational classes, and/or Committee reports.

1. Update on MRWPCA board meeting – President Ron Stefani reported to the Board that at this recent MRWPCA meeting he was elected Vice President for two years. Other good news received is that MRWPCA will receive State funding for the Pure Water Project.
2. Update on meetings/educational classes attended by the Directors – None to report

GENERAL OPERATIONS

1. General Manager's Report – Compliance update, current projects update, meetings/seminars update, staff update, suggestive projects discussions
2. Operation's Report
 - a) Water – Pumpage & Usage Update, Water Testing Update, Current Installation
 - b) Water -Status Update, Current Contractor Work Update, Maintenance/Repair Update, Customer Service Update, Safety Issues
 - c) Sewer & Storm Drain – Jetting, Current Installation Status Update, Current Contractor Work Update, Maintenance/Repair Update, Customer Service Update, Safety Issues
3. Customer /Billing Reports – Water Sales, Water Usage, A/R Update, Customer Service Update
4. Financial Reports – Treasures L.A.I.F. Report, Internal Report, Administration Update

General Operations Reports were accepted as presented

CHECK LIST – February 2017. A motion was made by Adriana Melgoza and seconded by Silvestre Montejano to pay all bills presented. The motion carried by the following vote:

AYES:	4	Directors:	Montejano, Melgoza, Oania and Stefani
NOES:	0	Directors:	None
ABSENT/NOT PARTICIPATING:	1	Directors:	Cochran

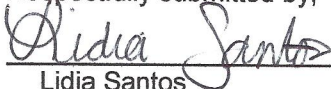
CLOSE:

There being no further business, a motion was made by Glenn Oania and seconded by Silvestre Montejano to adjourn to the next scheduled Board meeting; the motion carried by the following vote:

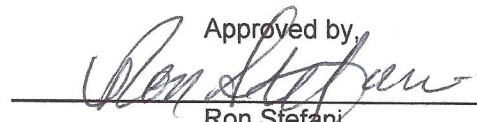
AYES:	4	Directors:	Montejano, Melgoza, Oania and Stefani
NOES:	0	Directors:	None
ABSENT/NOT PARTICIPATING:	1	Directors:	Cochran

The meeting adjourned at 5:40 p.m. until the next scheduled meeting

Respectfully submitted by,



Lidia Santos
Secretary to the Board

Approved by,


Ron Stefani
President