

THE OFFICIAL MINUTES OF THE REGULAR BOARD MEETING OF
CASTROVILLE COMMUNITY SERVICES DISTRICT

August 16, 2022

President James Cochran called the meeting to order at 4:39 p.m.

ROLL CALL:

Directors Present: President James Cochran, Director Cosme Padilla, and Director Ron Stefani

Absent: Vice President Glenn Oania and Director Adriana Melgoza

General Manager: Eric Tynan

Secretary to the Board: Lidia Santos

Staff Present:

Guest:

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by President James Cochran.

PUBLIC COMMENTS

1. None

CONSENT CALENDAR

1. A motion was made by Ron Stefani and seconded by Cosme Padilla to approve the minutes of the July 19, 2022 Regularly Scheduled Board Meeting. The motion carried by the following roll call votes:

AYES: 3 Directors: Stefani, Padilla and Cochran

NOES: 0 Directors:

ABSENT/NOT

PARTICIPATING: 2 Directors: Oania and Melgoza

Consent Calendar accepted as presented

CORRESPONDENCE:

1. Notice sent in English and Spanish by Castroville CSD to selected participants regarding copper and lead sampling.

Correspondence Calendar accepted as presented

INFORMATIONAL ITEMS:

1. *Associated Press* – After \$100 million Huntington Beach denial, what's the future of desalination in California?
2. *SJV Water* – Agencies looking to "Plan B" as more valley towns on brink of going dry and emergency water suppliers are tapped out
3. Map depicting California's reservoir conditions
4. *Monterey County Weekly* – Detective Work: A new scientific method transcends the need for eyes in detecting the presence of species
5. *CSDA Blog Viewer* – CalPERS post preliminary fiscal year net investment return of -6.1%

Informational items accepted as presented

PRESENTATIONS:

1. None

NEW BUSINESS:

1. Resolution No. 22-11 Resolution of the Board of Directors of the Castroville Community Services District Continuing Board of Directors Authority to Hold Virtual Meetings Pursuant to AB 361– After some discussion, a motion is made by Ron Stefani and seconded by Cosme Padilla to approve Resolution No. 22-11 Resolution of the Board of Directors of the Castroville Community Services District Continuing Board of Directors Authority to Hold Virtual Meetings Pursuant to AB 361. The motion carried by the following roll call votes:

AYES: 3 Directors: Stefani, Padilla, and Cochran
NOES: 0 Directors:
ABSENT/NOT
PARTICIPATING: 2 Directors: Oania and Melgoza

2. Consider water conservation banners to post at all Castroville entry signs– General Manager Eric Tynan informed the Board that it would be a great idea to place water conservation banners at all Castroville entry signs to encourage the residents of Castroville to conserve water as we are in a severe drought. The Directors present at this board meeting all concurred that this was a great idea and conservation banners posted should be in English and Spanish. A motion is made by Ron Stefani and seconded by Cosme Padilla to approve having the General Manager J. Eric Tynan post water conservation banner in English and Spanish at all Castroville entry signs. The motion carried by the following roll call votes:

AYES: 3 Directors: Stefani, Padilla, and Cochran
NOES: 0 Directors:
ABSENT/NOT
PARTICIPATING: 2 Directors: Oania and Melgoza

3. Appoint General Manager J. Eric Tynan, as real property negotiator regarding APN: 413-012-014 (por.) West side of Struve Road, North of Giberson Road, Watsonville, CA . – After some discussion, a motion is made by Ron Stefani and seconded by Cosme Padilla to appoint General Manager J. Eric Tynan, as real property negotiator regarding APN: 413-012-014 (por.) West side of Struve Road, North of Giberson Road, Watsonville, CA. The motion carried by the following roll call votes:

AYES: 3 Directors: Stefani, Padilla, and Cochran
NOES: 0 Directors:
ABSENT/NOT
PARTICIPATING: 2 Directors: Oania and Melgoza

UNFINISHED BUSINESS:

1. Update on Well levels – General Manager Eric Tynan reported to the Board that the well levels report can be viewed on page 22 of this board packet. Per the graph, Well levels came up a little bit for Well #4 and #5, which was surprising. Well #2 the deep well is actually trending down and is not recharging like the other two wells. There is also no signs of sea water intrusion at this time. Well #2 is currently at -40 below sea level. Well #3 is not pumping and the motor is not hooked up. He is considering a desalter for Well #3.
2. Update on Asset Management and Maintenance Projects – General Manger Eric Tynan reported to the Board that the action plan prepared by MNS Engineers for these projects can be viewed on pages 23-24 of this board packet. The Castroville North Water Services Project was awarded to J Johnson & Company, Inc, which includes 28 laterals. J Johnson & Company has started working on the laterals and are doing a great job. He and Lead Operator Galvez are working with contactor for the completion of the

work. As mentioned at a previous board meeting, they were the lowest bidder in comparison to all the other bids submitted and selecting this contractor has saved the district a lot of money. The Water Valve project has been put out to bid and the district has not received any bids for this project as of today. He is also working on the new pump submersible at Well #4, converting from oil to water lubrication and will be contacting District Legal Counsel if the job can be sole sourced to Maggiora Brothers Drilling Inc. MNS Engineers will assist as needed with the projects listed on the Action Plan report for Asset Management and Maintenance Project.

3. Update on status of grants for Moss Landing-Sewer Zone 3, Castroville-Sewer Zone 1 and Castroville-Water Zone 1 for system upgrades and improvements – General Manager Eric Tynan reported to the Board that a summary of the action plans/description meeting can be viewed as follows: **Moss Landing Sewer (July 25, 2022 Action Plan meeting, pages 25-27)**. MNS is to work with Rincon, which is the subconsultant working on including requirement in environmental documents. The 60% Design plans should be completed by the end of September 2022. MNS has also prepared a construction application following the 60% completion. **The Washington Bypass (August 8, 2022 Action Plan meeting, pages 28-29)**. As mentioned last month, the State has requested the full application for \$3.5 million projects by mid-July. CCSD just approved the environmental proposal from MNS Engineers for this project. As mentioned previously, since the potholing has been completed as well as 60% of the plans, the District has received all the grant funds of \$61,807 from DWR. The District has applied for a grant for finishing the design and construction, California Housing Community Development, Infill Infrastructure Grant and still waiting to hear on the status of this grant. This grant requires being co-applicant with the Developer. Max grant amount \$8M and applicant would be the County or Developer as Co-applicants. At least 15% must be affordable housing. Acquiring this grant funding will take four to five months and another year or so for construction before the pipeline could be put in place. In addition, State Water Resources Control Board, SRF set aside for small disadvantaged communities, “The Small Community Clean Water Waste Water Funding Program.” MNS is preparing the application as the State has requested the full application for \$3.5 million. The proposal for Professional Engineering and Construction Management Services-Washington Sewer Trunk Line Bypass Final Design and Construction (not to exceed \$498,141) is contingent on award of grant to CCSD. **Emergency Deep Aquifer Supply and Storage Tank (July 25, 2022 Action Plan meeting, pages 30-34)**. As previously mentioned, the District still needs to finalize the purchase of the land that is being acquired from adjacent property owner, which should happen soon since a copy of the grant deed has been obtained from the Monterey County Clerk Recorder’s Office and a copy provided to the adjacent property owner. The 30% design has been completed as of May 2022. MNS to check back with DWR on the grant and MNS to prepare a Future Grant Application if SCDR is a “no go”. Also, potential future activity of a Federal Earmark. District to consider this action after August as potential Plan C. MNS also submitted a grant application on behalf of CCSD for the SCDR grant. However, this grant is first come first serve and there are 55 applicants ahead of CCSD. Still, partial funding is a possibility. **The Overhead Sign at Highway 183 (July 25, 2022 Action Plan meeting, pages 35-36)**. As mentioned previously, the Board approved the draft copy of the Cooperative Agreement and draft copy of the Maintenance Agreement with Caltrans for the Overhead Sign. The State has also requested a traffic control plan and a storm water control plan which was prepared by MNS Engineers and sent to the state for approval. The District is also requesting a construction schedule from Signs by Van. General Manager Eric Tynan will most likely have MNS handling the administration for this project pending board approval. However, General Manager Eric Tynan will follow up with District Legal Counsel to sole source this project with Signs by Van. At next month’s board meeting, with District Legal Counsel’s approval the District will need Signs by Van to submit a proposal and award this project. The action plans were put together by Paul Greenway, G7ei Inc. and have provided a timeline on the status of where the grants are. Current grants awarded are the Clean Water Small Communities Planning Grant (\$500,000) with State Waterboards for administration, preliminary engineering report, plans and specs for sewer in Moss Landing, project assigned to MNS Engineers. The IRWM Implementation Grant (\$395,000) is with DWR for the Deep Well (Well #6) and the use will be specified in the DWR/MCRWA agreement. The DAC Involvement Programs amount \$61,807 with DWR is for the design of the Washington Sewer Bypass for Castroville sewer is also assigned to MNS Engineers. Current funding efforts: Moss Landing sewer system improvements, Castroville emergency well replacement, Castroville water supply improvements and Castroville wastewater improvements.

4. Update on Monterey One Water (M1W) lateral repair – General Manager Eric Tynan notified the Board that M1W has continued to follow up with residents to obtain and sign a “License Agreement to Enter Property and Inspect Sewer Lateral” and still have had a few residents not respond to their notice. However, with the assistance of Castroville CSD’s Customer Service Representative Lupe Ibarra many residents responded and have signed the consent forms needed by M1W. Per General Manager Eric Tynan he is anticipating this project will move forward. However, he is still waiting to hear if M1W staff will consider doing the Private Lateral Rehabilitation Project for CCSD on the conceptual plan, for the Cypress Alley Sewer Realignment Project instead of the other areas discussed in Castroville. M1W will need to get approval from the Central Coast Water Board before moving forward with this project. The District would fund cost of design and construction of the sewer main and relocation. M1W would fund design and construction costs of the laterals. Timing will be addressed after determination if M1W participates as M1W is waiting on State funding. The District requested a proposal from MNS for the design fee of the sewer main relocation. The M1W project is part of an enforcement action for M1W by the Central Coast Water Board and M1W needs to move fairly quickly on this project. The budget for the Private Lateral Rehabilitation Project is \$790,000.

CLOSED SESSION: The Board went into closed session at 4.54 p.m.

CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8

Property Location: APN: 413-012-014 (por.) West side of Struve Road, North of Giberson Road, Watsonville, CA
Negotiating Parties: Castroville CSD and Finepro, LLC
Property Owner: Finepro, LLC
Under Negotiation: Property Negotiations

OPENS SESSION: The Board returned to open session at 4:56 p.m.

ANNOUNCEMENT OF CLOSED SESSION ITEM: (if applicable):

The board will reconvene into open session prior to adjournment and shall announce any action taken during the closed session.

The Board discussed and granted authority to its negotiator, General Manager Eric Tynan regarding the price and term of payment for the purchase of real property for the district. Gave direction to negotiate for the noted parcel.

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 Monterey One Water (M1W) board meeting – Director Ron Stefani reported to the Board that MIW is pleased that they met the quota for the injecting wells for the year for the Pure Water Monterey project. There is also not much going on since they are waiting for the CPUC’s response regarding the Expansion project.
2. Update on Salinas Valley Basin Groundwater Sustainability Agency (SVBGSA) meeting – Director Ron Stefani stated the study for the Deep Aquifer has been revealed and the preliminary finding show that the deep aquifers are not recharging. As mentioned last month, the state wants the GSA to be the final well permitting authority and Governor Newsom issued executive order saying the GSA’s approve no new wells. The farmers are not taking this well..
3. Update on meetings or educational classes attended by the Directors – None

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 Issue
 - 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 – July 2022. A motion was made by Ron Stefani and seconded by Cosme Padilla to pay all bills presented. The motion carried by the following roll call votes:

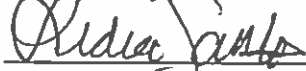
AYES:	3	Directors:	Stefani, Padilla, and Cochran
NOES:	0	Directors:	
ABSENT/NOT			
PARTICIPATING:	2	Directors:	Oania and Melgoza

There being no further business, a motion was made by Cosme Padilla and seconded by Ron Stefani to adjourn to the next scheduled Board meeting; the motion carried by the following roll call votes:

AYES:	3	Directors:	Stefani, Padilla, and Cochran
NOES:	0	Directors:	
ABSENT/NOT			
PARTICIPATING:	2	Directors:	Oania and Melgoza

The meeting adjourned at 5:19 p.m. until the next scheduled meeting

Respectfully submitted by,



Lidia Saftos
Secretary to the Board

Approved by,



James Cochran
President