

**AGENDA FOR A MEETING OF THE
ENGINEERING/EQUIPMENT COMMITTEE
OF THE VALLECITOS WATER DISTRICT
MONDAY, JUNE 7, 2021 AT 3:00 P.M.
VIA TELECONFERENCE**

Due to the evolving situation with the COVID-19 Novel Coronavirus, so long as state or local public health officials have imposed or recommended social distancing measures Vallecitos Water District will hold future meetings via teleconferencing and allow members of the public to observe and address the meeting telephonically or otherwise electronically. During this period of time, Vallecitos Water District will not be making any physical location available for members of the public to observe the meeting and offer public comment. The public is encouraged to watch and participate in the meeting from the safety of their homes. The meeting can be viewed on the agenda page located on the main page of the District's website. Public comments or questions can be submitted to the following email address: PublicComment@vwd.org. All written comments that are received at least 90 minutes before the meeting will be provided to the Committee members, and a record of the receipt of comment will be noted during the meeting. Members of the public viewing the meeting via the Zoom videoconferencing platform can express their desire to provide input at the appropriate time by utilizing the "Raise Hand" function. Additional instructions for online participation will be posted on the District's website. www.vwd.org/meetings

CALL TO ORDER - DIRECTOR ELITHARP

ITEM(S) FOR DISCUSSION

1. AWARD OF PROFESSIONAL ENGINEERING SERVICES TASK ORDER FOR THE WULFF PRESSURE REDUCING STATION PROJECT
2. ALORA IMPROVEMENTS APN: 220-032-05 (SAN MARCOS GARDENS, LP)
3. SUNRISE ORIX UPDATE
4. PALISADES ESTATES ESCROW AGREEMENT

OTHER BUSINESS

PUBLIC COMMENT

Persons wishing to address a matter not on the Agenda may be heard at this time; however, no action will be taken until the matter is placed on a future agenda in accordance with Board policy. Public comments are limited to three minutes. A Request to Speak form is required to be submitted to the Executive Secretary prior to the start of the meeting, if possible. Public comment should start by stating name, address, and topic. The Board is not permitted during this time to enter into a dialogue with the speaker.

If you have any disability which would require accommodation in order to enable you to participate in this meeting, please call the Executive Secretary at 760.744.0460 ext. 264 at least 48 hours prior to the meeting.

AFFIDAVIT OF POSTING

I, Diane Posvar, Executive Secretary of the Vallecitos Water District, hereby certify that I caused the posting of this Agenda in the outside display case at the District office, 201 Vallecitos de Oro, San Marcos, California by 5:30 p.m., Thursday, June 3, 2021.

Diane Posvar

MINUTES OF A MEETING OF THE
ENGINEERING/EQUIPMENT COMMITTEE
OF THE VALLECITOS WATER DISTRICT
MONDAY, JUNE 7, 2021 AT 3:00 P.M.
VIA TELECONFERENCE

Director Elitharp called the meeting to order at the hour of 3:08 p.m.

Present: Director Hernandez
 Director Elitharp
 General Manager Pruum
 District Engineer Gumpel
 Capital Facilities Senior Engineer Morgan
 Administrative Secretary Johnson

ITEM(S) FOR DISCUSSION

AWARD OF PROFESSIONAL ENGINEERING SERVICES TASK ORDER FOR THE
WULFF PRESSURE REDUCING STATION PROJECT

District Engineer Gumpel provided background information on the High Point residential development that was idle for years and details of the proposed Wulff Pressure Reducing Station (PRS). The developer will build a new distribution waterline and PRS which will provide an additional source of water from the High Point/Palos Vista pressure zones and will provide the District with water supply redundancy in that area. The developer is responsible for the design and construction of the water line, and the District will design the Wulff PRS and reimburse the developer for the future construction of the PRS. Having the developer construct the PRS will save the District approximately 25% to 30% on labor costs as the developer does not have to pay a prevailing wage whereas the District would.

District Engineer Gumpel stated the developer accelerated the project recently which did not allow staff time to budget properly for the project in the recently approved FY 2021-22 budget. The project was budgeted as a future project. The District does not have to move forward on the project; however, there is an opportunity to save an estimated \$50,000 or more if the project is activated now. This would require a budget amendment.

General discuss took place. The Committee supports staff's recommendation to move forward with this project. This item will be placed on the June 16 Board agenda for the Board's consideration.

ALORA IMPROVEMENTS APN: 220-032-05 (SAN MARCOS GARDENS, LP)

District Engineer Gumpel stated the owner of the project, San Marcos Gardens, LP, has completed the plan check process with the District and is in the process of selling the property to another builder, Affirmed Housing. Since there will be a new property owner

after the Board has approved the construction agreement, San Marcos Gardens, LP is requesting the General Manager execute and deliver one or more amendments to the standard construction agreement for minor changes such as replacing the name of the developer, updating insurance and bonding information, and other similar modifications directly related to the change in ownership. All changes will be reviewed by the District's legal counsel.

The Committee supports staff's recommendation to allow the General Manager to execute and deliver one or more amendments to the standard construction agreement for minor changes as discussed. This item will be placed on a future Board agenda for the Board's consideration.

SUNRISE ORIX UPDATE

District Engineer Gumpel provided background on the sewer only project located at the edge of the District along Barham Drive that was discussed at the May 10 Committee meeting. Several options were considered. Staff was directed to sewer the project to the District which would require construction of approximately 860 linear feet of 8" sewer line to the District's existing sewer line crossing near the freeway entrance at Barham. Upsizing the pipe to a 10" pipe was also discussed which will allow future planned growth in the area and more orderly infrastructure planning.

District Engineer Gumpel reviewed a comparison of estimated costs for an 8" and 10" sewer pipeline which included reimbursement, capacity difference, capacity fee component split and development versus Master Plan options.

General discussion took place regarding an 8" versus 10" sewer pipeline and the difficulties of upsizing the pipe in the future.

Matt and Jim Simmons of CCI Consultants Collaborative, Inc., consultants representing the developer, provided history on the options considered for the project and their preference of constructing a 12' extension to Meyers Lane in Escondido or reimbursement for upsizing the pipe to 10".

Staff will determine which of the options presented would be the most defensible and present it to the Board as a construction agreement to include upsizing the pipe to 10".

PALISADES ESTATES ESCROW AGREEMENT

District Engineer Gumpel stated Palisades Estates is a new water only development located in the hills above Vista in an unincorporated area of San Diego County. San Diego County requires an absolute commitment for water or sewer service before they will approve the project. Staff came to a compromise with the developer in which the developer placed funds in a three-year escrow and staff provided a commitment for service; however, the escrow expires this year, and the developer is not ready to move forward with the project. The developer requested staff renew and extend the escrow. Staff is willing to do this but with conditions so that the escrow does not continue into perpetuity by allowing future extensions. Staff worked with the District's legal counsel to

draft an agreement for a new escrow for two to three years which stipulates the funds belong to the District and that the developer receives the commitment to water service and retains capacity rights. The developer is not agreeable with the new agreement. At this point the District is committed to water service even though no capacity fees have been collected and the developer has not followed through with the project. Staff is preparing to issue a letter to the County apprising them of the situation and removing the District's commitment of water for the project. Staff will inform the developer that if he does not agree to the new escrow requirements, his capacity rights and the District's commitment to water service will be terminated.

This item was presented for information only. Staff will work with the developer and report back to the committee.

OTHER BUSINESS

District Engineer Gumpel provided an update on the West Land Outfall pipeline assessment which will be conducted using CCTV and sonar technologies. Work will be done at night beginning on June 7 from 9:00 p.m. to 5:00 a.m. and will continue four nights per week until the assessment is completed. The results of the assessment will be presented to the Committee at a future meeting.

Director Hernandez requested an update on solar at Lift Station No. 1 (LS1). Power is being produced at LS1. The facilities at the Twin Oaks Reservoir site are currently running on generators while the new switch gear is being installed to accommodate SDG&E upgrades which should be completed this week. It is anticipated to be online this month.

PUBLIC COMMENT

None.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at the hour of 4:45 p.m.