

MINUTES OF A MEETING OF THE
ENGINEERING/EQUIPMENT COMMITTEE
OF THE VALLECITOS WATER DISTRICT
MONDAY, OCTOBER 9, 2017 AT 2:00 P.M.
AT THE DISTRICT OFFICE, 201 VALLECITOS DE ORO,
SAN MARCOS, CALIFORNIA

Director Hernandez called the meeting to order at the hour of 2:00 p.m.

Present: Director Hernandez
 Director Elitharp
 General Manager Pruim
 District Engineer Gumpel
 Development Services Senior Engineer Scholl
 Administrative Secretary Johnson

ITEMS FOR DISCUSSION

MEN'S LOCKER ROOM UPDATE

District Engineer Gumpel stated staff has negotiated with Jeff Katz Architecture to amend the men's locker room project as directed by this Committee and the Board. The project amendment has been finalized for \$22,935. He expects 100% submittal by the end of October and anticipates presenting the plans to the Committee or full Board in November. Other important dates are the bid date in December, Board award date in January 2018, and start of construction in March 2018.

General discussion took place regarding the construction schedule and engineer's estimates, both of which are not available at this time. This Committee will have the opportunity to review the project before it goes out for bid.

Staff will provide further updates at the November Committee meeting to include the submittal and possibly staff's markups.

SOLAR REQUEST FOR PROPOSAL UPDATE

District Engineer Gumpel stated a pre-proposal meeting is scheduled for Thursday, October 12. Five consultants interested in representing the District to evaluate, negotiate, and oversee installation of a solar program have been invited to the meeting. Proposals are due November 1 at 4:00 p.m. Depending on the size and scope, interviews may be conducted in mid-November, and he anticipates awarding a contract in January 2018. Further updates to this Committee or the Board will likely be provided in December.

General discussion took place.

Staff will email the list of consultants invited to the pre-proposal meeting to the Committee.

GROUNDWATER REQUEST FOR PROPOSAL UPDATE

District Engineer Gumpel stated that at the last Committee meeting, groundwater options were discussed and staff was directed to seek out a consultant to assist the District in securing funding for a groundwater study. Because RMC Consulting, Inc. (RMC) represents the District through the North County Recycled Water Coalition and works with EWA's water resources plan, it made sense to work with RMC to pursue funding sources for the District.

District Engineer Gumpel is expecting to receive scope and fee information soon from RMC as to the cost of trying to obtain outside funding for a groundwater study and the proper documentation necessary to do so.

Mike Hunsaker, member of the public, asked what the groundwater objective is. Director Hernandez responded that the District is seeking funding to pay for a groundwater feasibility study.

District Engineer Gumpel will forward the scope and fee information from RMC to General Manager Pruim when it has been received.

LOCAL DEVELOPMENT UPDATE

Development Services Senior Engineer Scholl provided a spreadsheet listing development projects and a map indicating where the projects are located. The projects listed on the spreadsheet are grouped into projects currently under construction, in plan check, and in planning. Project information includes acreage, project type, dwelling units, and water and sewer EDUs.

General discussion took place regarding several projects on the list.

District Engineer Gumpel noted that the number of dwelling units are going to be built irregardless of what type of units they are, and that water EDUs and dwelling units don't always match. For example, water EDUs will be closer to the number of dwelling units for single-family units than for multi-family units.

General discussion took place regarding funds associated with the developer fees that will be collected from these projects. Those capital fees will pay for existing debt on growth and new infrastructure as needed in the future. Director Hernandez requested staff provide him information on the amount of money coming in.

District Engineer Gumpel pointed out that just because a project is on the planning list, that doesn't mean the project has been approved by the appropriate land-use body. Some projects in planning never get built or may come back completely different.

Staff will provide local development updates to the Committee on a quarterly basis.

OTHER BUSINESS

Director Hernandez requested an update on the District's property behind the District office. General Manager Pruim stated letters were mailed regarding the surplus property. He received a phone call from the San Marcos School District that they are interested in the property as a possible school site. Director Hernandez received a call from a representative of a charter school that is interested in the property as well. General Manager Pruim stated he has not heard from the City or parks department.

Director Hernandez asked when the San Diego County Water Authority will be voting on the Water Fix. General Manager Pruim stated the vote hasn't occurred yet.

Director Hernandez asked if the District has finalized the sale of the property near the lake to the developer. General Manager Pruim stated the sale has not been finalized.

Director Hernandez inquired about the status of the District's avocado grove. General Manager Pruim stated he does hear from interested parties from time to time, but as directed by the Board, he's told them the District is not interested in selling the property.

PUBLIC COMMENT

None.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at the hour of 2:41 p.m.

ATTACHMENTS:

- 1 – Project List
- 2 – Project Map