

Minutes
Rio Linda / Elverta Community Water District
Executive Committee

July 8, 2026 @ 6:00 P.M.

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VISITORS / DEPOT CENTER

6730 FRONT STREET, RIO LINDA, CA 95673

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The meeting was attended by Director Young, Director Liverett, Interim GM Felix Felix, and Contract District Engineer Mike Vasquez.

Chair Vicky Young: called meeting to order at 6pm.

Public Comment: None provide at this time.

Director Young: Let's move on to public works with District Engineer, Mike Vasquez.

Public Works Projects Update (Contract Engineer)

1. Hexavalent Chromium Compliance Planning

District Engineer Vasquez: Good evening, first, we have the Cr6 Compliance Plan, which is due Friday, 7-10-26. The modifications I've made to the plan to satisfy the waterboard's comments is to include Wells 10 and 2A as part of our treatment process. Today, we had a good field trip with Director Liverett, myself, our water systems manager Frank Chacon, and Jim Carson, to look at Wells 10 and 2A. They got a good sense as to what needs to be done to the well sites. We also visited Well 15 and the inner-tie location. For the record, I want to say that I think it's really important for all directors to be given the opportunity to take a look at the sites to gain more perspective as to what the District is spending their money on.

Director Liverett: I think it gives a better understanding of where and why our valves are there, how big the motor is, the electronics associated with it, the chlorine room, and the safety features that are implemented. It gave everybody an overall perspective and visual like of the discharge water. Sorry for taking over.

District Engineer Vasquez: No, go ahead. This is great. I think it's more important that you share what you saw today as opposed to me just, you know...

Director Liverett: Okay, so I'll just carry on. I have a much better understanding of the logistics on how the semi-trucks are going to get in and do the regeneration at those well sites and how Jim is handling his game plan. Then we were able to discuss- okay, well it would be nice to be able to do this. We should put add holds into the program instead of putting it as direct pricing, but use it as an add hold and have it available. So, if we are able to add these items that are kind of on our wish list of things that would be great for the district, we can put those into the mix. I also did notice, and I know he knows (Frank) I'm going to say this, "there's no pride of ownership at all" at these wells. There are weeds, it's ill manicured, and I think this is

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something we should address. We should not have that kind of egg on our face. We should take pride in our well sites. We work hard, the guys go there every day. They should be proud to drive up to that site and go in there and maintenance it.

Director Young: We have plaques coming to Rio Linda, you know.

Director Liverett: It's just, I never knew that there were well sides. They are so run down. Who knew?

Director Young: You know, you see pipes and weeds.

Director Liverett: You find the optics are bad. Now, there are pros and cons to that... the con is, it shows that it's a nice place and people might try to break into it more. So, we should probably look at cameras. I had to think about all of those things. However, landscaping needs watering and all of that, but we do discharge water. I didn't realize how much water we actually discharged at these well sites that we could fill buckets, or barrels, and have it gravity flow to the plants on a time clock every day. At night, gravity flow to them. There are so many different things that we can do to utilize that water instead of just letting it go away.

District Engineer Vasquez: Do you understand what the discharge water is?

Director Young: Yes, I do.

District Engineer Vasquez: Okay, I just want to make sure.

Director Young: I toured all the plants (wells) or 80% of them anyway, a few years back, and, the control rooms, and went up on U Street. I also went down to Antelope and Watt Ave. and saw the American Water Supply with the majority of water treated for Cr6.

District Engineer Vasquez: So, you saw the vessels?

Director Liverett: And looking at the different designs with the V gutters, and like you mentioned, it's a great way to keep the asphalt wearing and tearing and cracking within a decade or 5 years. All of those different types of features that I think we should take heed to moving forward with our new designs. And just meeting with the guy that monitors them every day, meeting with Frank and having him put his two cents in, that they would like to have a landscaper, because they don't have time, and it would probably be cheaper to pay a landscaper than to pay our trade wages for them to do it. Just to go run a weed eater and plant some shrubs and throw down some DG and make it presentable. That's what I would like to see happen. And I think we should put that on the agenda for consideration to go out and get a bid. They're not the front of the entrance in ways or they're not very big. No. But I think it's, like, I'm a little more welcoming. I think it's important. So, I'll get off my soapbox.

District Engineer Vasquez: So, the final is due on Friday. I have some time tomorrow to finish it up. I'm basically including the other 2 wells and will submit that to the State. I did respond to the State Water Board, they reached out to Felix directly to see what the status of the plan was as it's due on Friday. Felix responded to them that I was working on it, and I responded to them, saying that this is what we're going to change, and we'll get it to them by Friday. So we'll comply with that as well. From the perspective of the treatment system design, Affinity is putting together a conceptual design currently, so we can take a look at that collectively and see where the different components are going to be located in each of the sites, as well as, how the configuration will look with a truck backing up to the site, pulling up to the site, and how they're going to access the site. So we'll make sure that it's all going to be operational and functional.

Director Liverett: I did notice he said once a year when we were going to be out there. He's already gone down that road.

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District Engineer Vasquez: He is going down that road. But, I think it might be less than that, as our water quality and chemistry is actually really good. But we won't know until after the pilot study is done in a couple of months. Once that's done, we'll understand more intimately what the regeneration process will look like. Either the regeneration company is going to be happy, because they'll have to come out more than once a year, or we're going to be happy that they come out once every two years. So, we'll know that in a few months.

District Engineer Vasquez: Is there any questions?

Director Young: Yeah, I was just wondering, because, I mean, on the numbers, I can't always remember which lot is where 15, 10, 2A... Are any of those the small lots, or are they all pretty good sized lots?

District Engineer Vasquez: The smallest one is well 10. We just talked about this today, what makes it a little interesting, is that we have half an acre of property at well 16. It's adjacent into the west of the fenced and walled area. Well, 2A functions as another yard for the staff. Well 2A is a large lot, not as big as Well 15. Well 10 is the smallest of them. But. It's just big enough to have a Cr6 treatment system and get a truck in there. It's not going to be as easy as it will for well 15 and well 2A. I think it'll still be reasonable to be able to access the site. There will need to be some flaggers, but it's only once a year. So what it will look like is the truck will go past the site and then back up into it. The flaggers will need to be on the road, and cars will be stopped for 30 seconds to a minute.

Director Young: Okay.

2. 2025/2026 FY CIP Valve Replacement Project

District Engineer Vasquez: Next we have the Valve Replacement Project. Rawles Engineering has installed two sites so far. They have six to go. And it's getting better. I did mention to Frank, based on a comment at the board meeting, about making sure that every lot that we think might be impacted by water shutoffs, get door tags. And I did confirm that they do door tags 48 hours in advance. So I just provided a reminder as it is important for the public to know. And as we get further along with these valve replacements, two of the hardest that impacted our customers the most are complete. So the other one should be a little easier to take care of. And yes, I'll get to the operations here in a second. So they're working on them and we're looking at the next month or two to finish them all up. I'll make sure and keep you updated along the way.

Director Young: How many are replaced now?

District Engineer Vasquez: We have eight different sites and two have been completed.

Director Liverett: So, do you think you're going to have everything ready to request a pilot study for 60 days by our board meeting?

District Engineer Vasquez: Uh, to get a study for...?

Director Liverett: To get approval for a pilot study for well 15?

District Engineer Vasquez: I'm gonna talk about that under Water System Operations. I won't forget about that.

3. 2026/2027 FY CIP Project

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District Engineer Vasquez: The current CIP valve replacement project is the last fiscal year's CIP. So we're gonna carry some of that money over. With the current budget, we do have an additional, \$220,000 to \$240,000 going into that pot. So we want to start thinking about what the next project is going to be. And you know, \$220,000 is a lot of money to me, but it's not for construction. It could include fire hydrant replacements. It could include anything to do with water infrastructure in the distribution system. So, I love replacing valves because you can turn water off in the case of a leak, and you get a lot of bang for your buck. So one of the things that Frank and I have been talking about in the last week or so, since the preliminary budget was approved, was to start thinking about what that project will look like. So hopefully by the next board meeting will have some ideas of what we should move forward with and I'll present them at the board meeting.

Director Liverett: Haven't we already been replacing valves?

District Engineer Vasquez: We have, but there's more to do.

Public: I have a question on the fire hydrants. We had discussed this in the past, but I don't think I really went in depth. So, random water trucks are stealing water from hydrants at Roy Hayer Park and on Elkhorn. Is there a way to put locks on fire hydrants to thwart water theft?

District Engineer Vasquez: That's a good question. I mean, I'll look into it.

Public: I appreciate it.

Director Young: Well, maybe we should be thinking about installing trail cams or something for a couple of those locations. What happens when they get caught for stealing water?

Interim GM Felix: Well, we press charges for water theft. But the reality is, we can't go around locking off a hydrant like that as the fire department needs to have access for fires. But it poses the question that maybe we could look into having the fire department have access to hydrants that have special locks on them.

Public: Or a special tool or something like that to access the hydrants?

Interim GM Felix: Yes, where thieves can't access them in remote locations.

Director Young: And then catching them and putting it all over the local news, just like with the Fourth of July. There was a \$100,000 fine for one guy in Del Paso Heights. They had the drones out and that they were gonna police this year, and it was like \$10,000 per illegal device. Fireworks are nothing new, but now it's all over the paper this year, published ahead of time. They had a few grass fires, but no house fires, no death, no injuries compared to other years, and it was also record low number of calls.

I mean, you can piggyback that on there because Fourth of July, fireworks means water. But if people know and you catch one person and throw the book at them, and the word will get out there. You know, it can't be that hard if they're taking water from that location. There's got to be a construction site somewhere, not too far from there, that needs that water to keep this dust down, so they're building something somewhere close to there.

District Engineer Vasquez: So, okay, I'll look into it.

Director Young: I would suggest maybe some trail cameras for at least those two sites.

Interim GM Felix: Yes, we're actually talking about more security.

Director Young: I would like to see more security at our sites.

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Interim GM Felix: Yes, we have to go out to bid for it once we have the funding in the budget. That's the plan.

4. 2025 UWMP

District Engineer Vasquez: Just a quick note to you on the 2025 Urban Water Management Plan. I had a progress meeting with the consultant last week. They're plugging away. We are also internally plugging away at getting all the data that they need for them to continue their review and calculations of the plan. Short story is that they're on schedule and that includes a couple of public meetings as well. So as those begin to get scheduled, I'll let you know. But we're looking at getting it done at the November meeting.

5. Water Meter Replacement Program

District Engineer Vasquez: For the Water Meter Replacement Program, Rawle's Engineering installed 245 meters at an average cost of \$370.29 per meter. This is roughly about \$100, less expensive had we hired them to do it per meter cost previously. So the daily cost proposal that we recommended previously is working great. They were doing a really good job working with Kim and Frank to assess which meters need to be installed. It's part of the current fiscal year budget. There's about \$160,000 available for water meter placements. We're hoping to get as many meters replaced this fiscal year, as we did last year, under the same agreement. What I would like for the Executive Committee to do is direct me to bring an addendum to the next board meeting, to authorize Rawles Engineering to continue the meter installation program. We have that under the contract, roughly \$86,000 again for Rawles Engineering. Of the \$160K budget, \$74K will be used to purchase water meters.

Director Liverett: Aren't we supplying the water meters?

Public: I think I've seen 150 for the small and I don't know how many for the large. Because I wrote down how many meters here, to question you, how many meters is for 150,000 on the small?

District Engineer Vasquez: These were all on the small side. It was 245 meters.

Public: 245? So, then you add the \$379 on top of it?

District Engineer Vasquez: \$379 x 245 equates to \$154,720. The only difference between last year and this current fiscal year, is that they'll be installing some large meters as well. There's one 4" inch, a couple of 2 1/2, one 3, and then, a few 1 1/2 meters as well. So those are going to take more time. So I want to make sure that the group understands is that sometimes a 4" meter is going to take a half a day to install, as opposed to having 8 small meters installed.

Director Liverett: I saw one day, it was 8, another 11.

Public: What is the life of a meter? I'm just curious.

District Engineer Vasquez: The plan should be to replace them every 10 years or so. 12 years is a good lifespan. Some of these meters have been since inception, over 20 years. The plan should be to replace as many as we can. And I think what's already showing up is that we're getting more accurate water consumption data from the meters that were recently replaced.

Public: Are the meters that we're getting all metal? Because I seen one that was shown to me when they replaced mine, and it had black PVC pipe on the two side.

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District Engineer Vasquez: So the way the water meters look, it's like that. The actual meter itself, the bottom piece is brass, and the top piece is either black steel or black hard plastic. One of the two. Those are the meters themselves, though the piping that comes out of them could be whatever it is that's existing.

Public: Are those more costs efficient than the whole brass ones?

District Engineer Vasquez: Correct. I think they're \$100 cheaper each.

Director Liverett: So the meter's being replaced are just a maintenance item, or are some of them broken and non-op?

District Engineer Vasquez: A lot of them were broken. Those that are broken and non-op were the first priority to be replaced.

Director Liverett: All of the non-op ones have been replaced?

District Engineer Vasquez: I believe the majority have. The others that we are getting to this year are older with some being non-op, and others being op. In short, 15% of the 200 meters we're replacing are non-op.

Director Liverett: That was my other question. Some with a 4 inch. Hopefully they won't be non-op for very long.

6. Development Review – Century Palms Estates

District Engineer Vasquez: Next I have an update on the Century Palms Project. Century Palms at Rio Linda Boulevard and M Street in Rio Linda, refers to a long-discussed real estate and commercial/residential planning area in Sacramento County. Originally proposed as a business park, the approximately 13-acre property near the local "Archway" intersection has transitioned into plans for Century Palms Estates, a 120-unit single-family detached residential subdivision. As I mentioned before, the developer has agreed to pay for a District wide water model in return for capacity fee credits. So, we received a proposal from JLR Consulting for \$54,720 to prepare the water model. Sarah Rogers, who is part of the JLR design team for well 15 and 16 has done water modeling for the District before. Unfortunately, the old water model files and software can't be used. So they're going to try to utilize a lot of line types that were previously associated with the GIS system. In my opinion, this is a very good price for a water model, by someone that knows the District well. I highly recommend that the Committee directs me to prepare the agreement so that it is considered by the Board of Directors in July to authorize JLR to prepare the water model.

Director Liverett: Absolutely.

District Engineer Vasquez: Again, no cost to the District. As soon as this is authorized, the developer will write a check to the District. It will go into account. We'll pay for the water model. The developer then will receive 3 ½ capacity fee credits, which is what we talked about before.

Director Young: So, with the water model, is that the blueprints? What is that?

District Engineer Vasquez: Given certain scenarios, the water model is an analysis of our water system that shows, how much water flows through any given pipe along with pressures. For example, we can run a scenario to determine what our system will look like with having well 15 off. So let's consider this water system drawing for a moment. If you see blue dots, it means our water pressure is excellent. If they are green, there are good, and then if the dots are red, we have really low pressure. But keep in mind that this reflects an old water model that was prepared back in 2008. Again, it's old software, but it still provides some good data. So, why is it important? Scenario, let's say the District is thinking about installing a well and storage tank.

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Once this model is done, it takes a few hundred dollars to maybe \$1,000, depending on what it takes to normally run, to show what it does for the District. Like how much fire flow is available. Why it's also important, is that information can be used for all grant applications to show where we are deficient and request funding as needed.

From an engineering perspective, we're long overdue as a District in having a water model. Questions can come up, that I do not have the answers for, like what's the next pipeline we should consider replacing? Or, where are the most leaks occurring? Previously, I used to ask Pat, because he knew the system better than anybody else. So, this will give us a really firm understanding. Now, there are some trials as the model isn't perfect, but it is a lot better than what we have, especially if we're going to have a developer contribute the upfront cost for us to do it.

Director Young: Yeah, you're gonna know how much water you get and how much pressure.

District Engineer Vasquez: In my world, this is a no brainer for the money; especially the way the transaction is gonna take place. I'm really excited to be able to have this because it really gives us an understanding of the water system.

Director Young: I'm good with the forwarding as you requested.

Public: How many fire hydrants would be needed in that residential build?

District Engineer Vasquez: It should be about every 500 feet.

Public: They're gonna be smaller homes, correct? Because that's not a huge lot.

District Engineer Vasquez: They are multi-story 2000-5000 sq ft homes.

7. Water System Operations

District Engineer Vasquez: Water System Operations: I'm gonna start including more of this for committee meetings. I'm not a water system operations guy, that's Frank's role. That said, one of the things that I wanted to bring up is that well 15 needs a new variable frequency drive (VFD). It's like a transmission but for a well pump that controls the speed of the pump. The cost for this is about \$77,000. Our aging infrastructure is starting to show up, so we want to make sure we pay attention to that. As far as well 15 is concerned, Maria and I had a meeting this morning with San Juan Water District. And it was a really good meeting just to have a conversation about the RWA inclusion, which is exciting. And, we talked about Aquifer Storage and Recovery (ASR) and what that would look like. I think that it's a good idea for us to begin considering that.

Director Liverett: I think that they're excited that we're now popping our heads up and showing ourselves and being a part of the whole water world community. Which is nice, and they want to help. They want to sell us water. And, I think that we are in a really strong position because the state wants to see them start distributing water to communities like ours. And they are eager to not just give us a 1000 acre feet or not give. Nobody wants to give us anything. Right. But I mean, especially during a pilot study that we were talking about for 60 days, I actually feel like we could negotiate what they agreed to pay to send us the agreement and the contract that they have with San Juan and let us look at the numbers and sell at close to the same price, because they've been, not San Juan, Sac Suburban Water District. So they've already negotiated what I would believe probably would be a pretty good price, slightly above cost, but I think during the pilot study, I think we have the ability to, and I haven't talked to you about this, but I think that we can negotiate the pricing down even lower for that.

Interim GM Felix: The WSA? Water Surface Agreement?

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Director Liverett: The agreement with Sac Suburban.

District Engineer Vasquez: I think it's important to at least engage in a conversation with our neighboring water systems, to see what they're doing and how they're doing it. Sac Suburban has 47,000 connections, right. So, they have a significantly different water system. But to see what possibilities exist, to assist with water capacity and liability for our District. With Chrome 6, when projects are implemented, when things go down, having that understanding of what it is that we can do together so that it benefits, our district, so that we're not solely relying on our own groundwater. Now, what does that mean? So to have uninterrupted water, according to the state water board, is so if we wanted to have a permanent water supply from Sac Suburban, we would require a large check up front. This would be the same price as a new well, so to speak. Now, the positive thing to that is we were getting a sure thing. We're paying the money, you know, we're not drilling a well to see if it's going to work out or not, depending on hydrology. The other part too is that, we are getting a sure thing, but then also not relying on PF8, which then, you know, helps restrict how the district can grow.

Director Liverett: Which restricts us to 3,000 acre feet.

District Engineer Vasquez: Yes, 3,000 acre feet per year. The other opportunity there that exists, depending on the money that it cost to buy an acre foot, is about \$600.

Director Liverett: I thought it was 400?

District Engineer Vasquez: It used to be. So we're going to get an opportunity to look at the agreement. But it's one of those things, not to leave a stone unturned and see what it looks like, to consider water banking. What that is, is you get water from a neighboring water district and inject it into the ground here. There was a study done about 8 or 10 years ago, where the District spent a day, injecting Sac Suburban water into well 15. The well was able to take in that water without any issue at 1500 gallons a minute, which is a lot. However, future testing wasn't done to see how the aquifer would respond to the blending of Sac Suburban water with our Chrome 6 water. So I think it would help us really understand what our system is doing, especially with a completed water model. It would help us better assess our infrastructure and future water supply needs, and our capacity deliveries. This is the thing that I think we should consider doing.

Director Liverett: Keep in mind we do have to increase our capacity. One way or another. We are faced with having to increase capacity here, period.

District Engineer Vasquez: So, let's talk about ASR technology. ASR stands for aquifer storage and recovery. Basically, aquifer storage is when you're pumping, injecting the water back into the aquifer from another source, whether it's another ground water or surface water source. And then the recovery part is when you pump it out. You don't have to pump it out right away, only when you need it. These studies have a hydrogeological component to them and that's where Wood Rodgers comes in. Years ago, Wood Rodgers was very involved with the District for hydrogeological services. Now, from my perspective, the things that I've seen and read, they're very technically sound. And they know our system very well. I think it makes sense for us to engage Wood Rodgers, to begin studying what it would look like to potentially inject water at well's 15, 11 and 8A. Basically, all the sites that are on the eastern side, which is the lowest pressure zone areas of the District. I would request for the committee to direct me to seek a proposal from them, to conduct a study, and then if I get it in time before the next board meeting, present that proposal.

I think it's reasonable to get a proposal done in time for that because we have an extra week between this committee meeting and then the next board meeting when the documents are due. So right now, the work needs to be developed, and Wood Rodgers has all the data. I met with a hydrogeologist that was part of both well 15 and well 16. And, you know, he worked with Larry Ernst, who was the previous hydrogeologist. Larry who is retired now, worked with Rodgers, but it doesn't hurt to get a

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proposal and have a conversation about it. And then if it doesn't make sense, so be it. If it does, then, you know, at least we have information, we can move forward.

Director Liverett: Even though we can't get permanent water, from Sac Suburban or even San Juan, because San Juan Water has to go through Sac Suburban, everybody wants to be part of that. However, it's because it's when they're allowed to. As, San Juan is not always allowed to give a whole bunch of water or guarantee, it. But we can also have backups, and I think we're gonna look into some of that.

Director Young: What about Natomas?

District Engineer Vasquez: Natomas doesn't have the connectivity capabilities for us. But, let's assume we buy water from San Juan. That water has to come through the Sac Suburban Water District infrastructure. So, San Juan has to pay Sac Suburban, what's called a wheeling rate, and that is, for the ability to use their infrastructure to send water our way. On the other hand, if we buy water from Sac Suburban, we don't pay that wheeling rate. We just pay the flat rate. However, the flat rate can be a lot more than the one in San Juan. So we'll have to negotiate what those are.

Director Young: In actuality, if we're buying from San Juan and they're going through this one. Which one? Anyway, uh, and then we're from Sac Suburban ... aren't they just pumping into, uh... to Sac Suburban, and then we're picking Sac Suburban's water. They're just exchanging.

District Engineer Vasquez: Unless, we decide to take some water from San Juan when Sac Suburban is only using surface water. Then it becomes just surface water. But that's coordination depending on the time of year.

Public Comment: So, I always thought that we had a deal with Sac Suburban, for surface water? This has been on the books.

Interim GM Felix: In the past, an agreement was made regarding a WSA, but it fell through and there was talks about a lawsuit over it.

District Engineer Vasquez: Currently, our district can use Sac Suburban water. But, I want to be careful to say whether it's groundwater or some surface water, because it depends what time of year it is. That said, we can use Sac Suburban water in an event of an emergency, so long as it's available. However, the state water board does not view our inner tie as a reliable, uninterruptible water source. And the only reason that the state water board would allow us to use that as part of our normal ongoing capacity is if that inner tie is deemed uninterruptible, meaning that we write a check to Sac Suburban in the vicinity of \$6 to 8 million.

Director Liverett: Okay, so let me add something to this. Remember I said 3000 acre feet for the PF8? We can do water banking and we will. And if we are shutting our wells down and taking the water, when it's available, we can bank that water and make that available, so we can increase our 3,000 to 4,000, 5,000, 6,000 acre feet, depending on how much we've banked and we've taken in ASR fashion, correct?

District Engineer Vasquez: That's right.

Director Liverett: And so, we can have that water banked for new developers and they are gonna like to see that. I think that we should dance with them a little bit more on that concept to help pay for some of those fees to bring the water in. We can promise them that at every acre foot that we bank, can be an acre foot that we set aside for newer development. But they have to pay for it.

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District Engineer Vasquez: RWA should have a record of this with language that states, if we don't use our allotment, then it's considered banked. From my understanding, this is the first time I've heard this today. So if we are allotted 30,000 acre feet and we've used only 20,000 acre feet, in the last 10 years, then we have 10,000 acre feet that's considered banked. I think it would be great to see if RWA can show us that information. But again, it's in lieu of, is the key term that was brought up today. Now, getting information does cost money as there is value in it. Like the Wood Rodgers ASR study with an approximate cost of \$50,000, but it would give us really good information with a defined work scope of what it is that we have. And while the studies that were done previously are good, they're outdated and stuff has changed. So let's be more specific of what it is, what we can do, depending on what we have, and how much it is, to continue to do an annual update to it at a much reduced cost, to keep us in the game for funding. So, when funding comes up, we'll be ready for it. I think what happens sometimes, is when we don't spend the money, we end up not ready to receive the funding. And, funding sources absolutely love it when we have a shovel ready project. So if you have a design that's done, and ready to go, it means you're invested, and they love to give you grant funding for it. A couple things to bring up is that the proposition for funding has an ASR component to it. So this is a good reason to study this to see how it works as it could lead into another storage tank at the Well 15, another well for the purposes of chrome six compliance, or it could lead into conversations with our neighboring water districts to see if there's additional tie-in opportunities.

Director Liverett: With the tank and the well, I think that we should have all of that ready when we ask for prop 4 funding because of all of those components, we may not get it, but if we have it on the table as as-builts, then we might get it. So say we don't get it all, and we get some of it. then great, but I think that we should be asking for all of that, so we should have the design, and we should have all of that in our pocket. Look, this is what we would like to do for our District. So the state wants to build all this housing. The state wants to start pushing all of this new infrastructure. So, help us get prepared for it, when it comes. And if it doesn't, we're sitting pretty, right? We have the storage tank for future wide water. So the fire readiness thing that they have coming down the pipe. We have that tank. But we want to try to get as much of the grant funds as we can to pay for all the things on our wish list to make us so that we are way ahead. You know what I mean? We're thinking way ahead.

District Engineer Vasquez: So do I have your blessing to get a proposal. I know the exec committee can't give approvals, but at least give me direction as it doesn't cost anything. And, then what I'll do is push to get that done, and then I can have an agenda item for this next board meeting to have that discussion. And, I may even have them come to that board meeting so that they can specifically talk about ASR, which will be more than my junior level engineering ability.

8. Water Rate Study

District Engineer Vasquez: The last thing I have is, an RFP for our rate study. I'll be very transparent, I called all of the people that we got proposals from 5 years ago and of the six I reached out to, four responded, saying... not sure if I'm interested because they felt that it would be, because we just wanted to do it for the purposes of just getting some other prices, as opposed to really, wanting to engage with the best qualified respondent. That happens a lot. This is the reason why we don't get a lot of proposals for the Urban Water Management Plan. What I said was, we have a new board and new staff. The people that were here when the other consultant was selected, won't be here. What I can commit to is that we're going to give you an absolute fair chance. I also spoke to the one that did it last year as well. So, if we hear anything, were just going to make sure we pick the best consultant, and if their prices are too high, then we can negotiate and go to the 2nd best consultant. Ballpark, costs should be around \$40,000.

Interim GM Felix: We need to make sure that ADU rates are considered as well.

District Engineer Vasquez: Yes. Okay, so that's it.

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Director Liverett: And I think we should wait, to further the capacity fee question, until we know more, after the rate study. We'll be further down the line on what it would it really cost us.

District Engineer Vasquez: So I think the timeline for proposals will be for the August meeting, but I'm pushing to see if they'll be ready for the July meeting.

2. Discuss the Annual Direct Assessment for Unpaid Accounts

Director Young: All right, so we're gonna discuss a direct assessment for unpaid accounts. There's a list attached to this. I know we talk about this before. There's \$21,984 on this. Yeah, that's a fair amount of money. You want to..?

Interim GM Felix: Yes, so it's that time, we have a very short window to act on the direct assessments and now would be the time to put this on the agenda with a recommendation to the full board for approval, so we can submit it to the county.

Director Liverett: Have all the owners been notified?

Interim GM Felix: It's part of the process. Matter of fact, I can send you a scenario, of the process.

Director Liverett: Is anyone on payment arrangements on this list?

Interim GM Felix: Everyone you see on this list was giving an opportunity.

Director Liverett: So, are there any disputes?

Interim GM Felix: It's human nature for customers who are grossly delinquent in paying their bills to make issue of it, so some do complain. The reality is, if you do not pay your bill, you're stealing water from the District.

Director Young: Yeah, I mean, there's \$2,000 on one, and a \$1,454 on another. I mean, I don't know if these are residential or businesses, but that's still a lot higher than the usual list we see. So, does that mean you're gonna slap liens on their property?

Interim GM Felix: Direct assessment.

Director Young: Direct assessment. Okay. Yeah.

Director Young: So we do this, now as the office procedure here? I know Kim gets noticed from the county. And, uh, so, she's notified, I think that's just for sale. I don't know...

Interim GM Felix: So some of these, may end up as right offs for the District. Regardless, time is of the essence to move forward with the direct assessment.

Director Liverett: This is that window I was talking to you about.

Interim GM Felix: Yes, this is the window of opportunity.

Director Young: I'm okay with proceeding with this.

Director Liverett: Yeah, okay, go forward.

Interim GM Felix: Thank you.

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3. Discuss Digital Method for Meeting Agendas and Packets

Interim GM Felix: Let's move on. The next item on the agenda is to discuss the digital method for meeting agendas and packets. I believe there was some discussion about going paperless and switching over to tablets in the past. If that's something that, you think that would be a great idea, you can flip to page five for an ROI. Tablets cost approximately \$300 each. So if we buy a total of five tablets, you're looking at about \$1,500. But the cost of the paperwork in just four years, is over \$5,000. So you can see the savings that we would get in just four years.

Director Liverett: This was shut down in August of 2022. There was a board meeting and they voted no. So, after researching that, I was thinking maybe we do a voluntary pilot program, right? And we let the directors that are okay with it and like it, use it for 6 months. Go through the, you know, is this Microsoft 360, the SharePoint, right? Is, is it stable enough or is it, is it gonna be uninterrupted? What type of problems are we gonna run into? So the directors that want to continue to receive their paper packet, continue to receive, and then the directors that want to go ahead and be part of that study, go ahead and take the tablet, and give it a shot, and see what they think, and then we can get a true savings at that point too. Okay, so our costs went down by this amount of money by having 2 or 3 directors, received the tablet, go through that, and then report back and, you know, say, hey, before we fully transition to tablets, I think that's a good pilot program.

Director Liverett: But I do like that staff is looking for cost savings for the district. I think that that's positive and they should get some kudos for that. But I just think that we should, like I said, try it, see what is, you know, what are the problems that we're gonna run into? Is it a cellular connection, LTE connection? And what is that gonna cost, right? Or is it all gonna be Wi-Fi?

Interim GM Felix: Wi-Fi, whatever you're using at home.

Director Young: Are we required to provide an agenda to the public at large? You have to request an agenda. I know Mary Harris is gonna want a hard copy.

Interim GM Felix: Yes, Some of us still prefer a hard copy.

Director Young: Also, if somebody that's coming to a meeting wants an agenda, I think we're legally supposed to provide it for them if they request it.

Interim GM Felix: The agenda itself, correct.

Interim GM Felix: So your suggestion is to consider a pilot study for the tablet, and whether or not a board member would be receptive to it, and if there's going to be any cost savings.

Director Liverett: Then we would have a true tracking of what actual savings are.

Director Young: I mean, I have the agenda on here right now, and so I couldn't see everything either, you know, and it's like, I mean, I wouldn't really need it. I had to do it, because I can already do it on this one.

Interim GM Felix: On yours? Is it an iPad?

Director Young: No, this is just an Android. I think the year before last. I don't remember the brand, but I got it on Prime Day or whatever. And it was, I don't know, 150 bucks. It was half off.

Interim GM Felix: So, I'll add to the staff report for an optional pilot study.

Director Liverett: I have a feeling it's gonna get voted down again. So, I think that's an alternate way to try to get people to see, right?

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4. Discuss Adept Solutions Newly Revised Contract Agreement Proposal

Interim GM Felix: Next item on the agenda is item four, Adept Solutions, and their newly revised contract agreement. The previous contract presented was very comprehensive for such a small District that we are.

Director Young: Yeah, they wanted us to sign it when they tried to change it last year and raise it. Yeah. We just didn't sign it because it wasn't even expired. The agreement that we had was until we change it, I guess. And we never did. So, we just didn't sign it. And so now they're trying to get more money.

Interim GM Felix: It's slightly more. A nominal increase of \$67.

Director Liverett: Three hundred, something dollars.

Interim GM Felix: It's only an increase of \$67.

Director Young: I thought it was 14 to 16?

Interim GM Felix: No, what you are referring to is related sales. As they are under new management and offering extra protection.

Director Liverett: I saw that. So are they saying that these services are optional?

Interim GM Felix: Optional.

Director Liverett: But it says it's going to \$1672, currently it's \$1363. That's a delta of \$309.

Interim GM Felix: No, \$1672 is the new fee, with the previous at \$1605. That's why I included the previous invoices for comparison. So if look at the next page, you'll see the two numbers that need to be added together.

Director Young: can we look at other estimates? Would it be a lot to switch everything over to the cloud? They'd have to hook up new software into computers and everything.

Interim GM Felix: Adept has requested to schedule a time for UPS and server maintenance. However, it requires some work and downtime leaving us vulnerable. Regardless, it would be best to have them provide us services for one more year, since it's only a nominal price increase of just \$67 per month. The other fees they recommend of \$150 and \$1750 per month are optional security features and not necessary. And, I do have legal reviewing the MSA. There are no hidden fees and we can terminate the agreement with a 30 day notice. Within the year of service, the new GM will be afforded the time to research other potential IT companies for proper vetting should you feel dissatisfied with their services.

Director Liverett: Yeah, their MSA was too one sided.

Interim GM Felix: I told them to bring me a new one. I want to see it and I want to be able to share it with legal.

Director Young: How does this compare to what we currently have? Is this the same services as what we currently have?

Interim GM Felix: Services are the same. But, the amount for the licensing fees are cheaper than what we are currently paying and the managed services fees are more. If you add those two together, you'll see that it's a nominal fee that we're paying for.

Director Liverett: I would like to see them take a little bit more responsibility for security and cyber hacking. Isn't that what we have them for?

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Interim GM Felix: Well, some IT companies like to be gatekeepers and hold on to you as a customer using scare tactics and charging extra fees (related sales) that aren't needed. The reality is, we don't hold on to social security numbers or credit card account information. Once we collect the payment, the case sensitive information is gone.

Director Young: What do you think about this?

Director Liverett: I already discussed it. I already said what my issues are with it. I think those need to be addressed, and then...

Director Young: So you want to recommend this goes to the board for approval, or do you want modifications?

Director Liverett: After legal. I'd like to see what legal says.

Interim GM Felix: By the time, I get information from legal, you'll have your answer.

Director Young: That's not too bad. I don't disagree with it completely. I just have those...

Interim GM Felix: It just for the year. Let's get past the hiring of a new GM and a new board.

Director Liverett: And make sure its not on auto renew.

Interim GM Felix: Jesse with Adept mentioned that we can leave anytime we want with a 30 day written notice. So, let's have our legal take a look at it red line it and then we'll go from there.

Director Liverett: That would make me feel comfortable.

5. Discuss Expenditures for May 2026

Director Young: So, next we have Finances. Maria, what do you have to say about it?

Director Liverett: So, what is Blue Book? Let me just start there real quick.

Interim GM Felix: Blue Book is a supply store much like Grainger, but for water districts, water agencies, and public utilities. This is where we order water quality kits, PPE and other water treatment supply equipment.

Interim GM Felix: What else was on the list of concern?

Director Liverett: Something that Vicki's always complaining about is all the Walmart charges. I just noticed it was Walmart, Amazon, Walmart, and I was on all the credit cards, and the credit card was pretty high. What are we getting every other day at Walmart? I mean, I have a bigger staff than that. Maybe once a month, I order something from Walmart or once a month from Amazon, you know, how often can you order pens and paper?

Director Liverett: When I looked at the statement from the credit card company, it's not like there are itemized receipts attached, and there's no coding that's properly identifies what they are buying.

Interim GM Felix: Just like with any credit card statement.

Director Liverett: After several times of looking at the backup documentation, never having that available, makes me feel like somebody's just ordering Cheese-Its and snacks.

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Director Young: New services connection contractor, \$13,500. So, what that, I would guess would be somebody got a new service, had a meter dropped in, which is, what, \$16,000, and we paid \$13,500 to subcontract it to have it put in?

Interim GM Felix: You're referring to Rawles Engineering. I believe this is a reimbursement by the owner who requested the service connection.

Director Young: So, do we contract out new service installations with Rawles?

District Engineer Vasquez: We do when the staff can't do it.

Director Liverett: I saw their check for \$33,000 for the connection, so this may be part of that fee, and then they received a refund.

Director Young: Right. Yeah, at the very bottom of that page, new service connection, overage refund of \$1,500. I don't know what all that is, because it's not clear, but I have no idea, but, I mean, the new connection feed, 3/4 inch line is supposed to be \$16,000. And, I mean, are we paying that much to have somebody else do the work? I don't know.

District Engineer Vasquez: I'm assuming that not all of them are the same. Sometimes you're crossing, boring jack, instead of open cut construction, vice versa. The expenses are way different.

Director Young: I don't remember what number it is, but I mean, I know we give the guys uniforms. And, uh, you know, okay, that's fine. But I could have sworn I saw in here somewhere that there was an embroidery for their uniforms.

Interim GM Felix: Yes, to show credentials. Whenever we go to a residence, we're supposed to appear professional. Likewise, when these guys climb into a pit, they get muddy and sometimes they tear their uniforms.

Director Young: The vacuum trailer repair, we're back to that thing.

Interim GM Felix: Yes. So what they did is some patch welding. They replaced a regulator, and then the seal, to keep it from leaking. So, we returned the rental.

Director Young: Yeah, we just spent \$36,000 a couple months ago, and now, I mean, steady money out for that, but...

Interim GM Felix: Yes, so if you recall, I mentioned three options. Option one is to do the best we can to fix the old unit as the canister is rusting from the inside out. Option two is to rent one, and option three is to eventually replace it.

Director Young: I understand that, but what kind of maintenance is being done to these machines. We've got expensive equipment out there. If we got a rusty tank sitting out there, that indicates to me that routine maintenance was not performed. We have dump trucks and all kinds of equipment. I want to know if they're getting the proper maintenance. Are our guys doing it? I mean, I know Future Ford is out here sometimes, but, I'd kind of like to see an inventory of the heavy equipment that we have, all the expensive equipment that we have, specialty equipment, what condition it is, and, you know, kind of a value on it.

Interim GM Felix: Why don't we do this? I will schedule something so that you can come down and meet with Frank, and then he can go over all this with you and answer all your questions.

Director Young: You know, if you don't take care of your equipment, you're never ever going to get ahead of the game. Anytime you're using tools, if you don't keep those tools and you keep up, I mean, I understand you need the best tools that are available, that cuts time down on all this kind of stuff. But I also see a lot of work that goes out to Rawles. They are doing an awful lot of our repairs. (I know). So, are we sitting here with a dump truck and a loader that never gets used? I mean, the only time I know that loader has been used is...

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Interim GM Felix: I found a lot of issues. I want to help you. I'm here to do the best I can. However, give me a chance to work with staff.

Director Young: That's why we're sitting here, asking you these questions.

Interim GM Felix: There's nothing wrong with that. That's why I'm here. All right, so we're good with the expenditures?

Director Liverett: Yeah.

Director Young: Recommend forwarding to the board for approval.

6. Discuss Financial Reports for May 2026.

Interim GM Felix: Next we have the Financial statements. Any comments on that?

Director Liverett: It looks like we're 89% of our budget.

Director Young: Any comments? Maria, do you have any...

Director Liverett: That was my only comment, it looks like. I'm wondering if we're gonna try to, you know, tighten our bootstraps, because we're at 89% of our budget.

Director Young: So we moved to approved and forward to the board for consideration, recommend. And we are adjourned.
8:09 PM.