

**BELLA VISTA WATER DISTRICT**

**BOARD OF DIRECTORS**

**March 25, 2024**

The regular meeting of the Board of Directors of Bella Vista Water District convened at the District Office Boardroom on Monday, March 25, 2024, at 5:30 p.m.

Any member of the public may speak during Public Comment or may email public comments to [csartori@bvwd.org](mailto:csartori@bvwd.org) and comments will be read from each member of the public. The District will use best efforts to swiftly resolve requests for reasonable modifications or accommodations with individuals with disabilities, consistent with the Americans with Disabilities Act, and resolving any doubt whatsoever in favor of accessibility.

Board Members Present:

- President - Guy Walters
- Director - Bob Nash
- Director - Frank Schabarum
- Director - Ted Bambino
- Director - Jim Smith

Board Members Absent: None

Officers and Staff Present:

- General Manager/Secretary-Treasurer - David Coxey
- Finance and Administration Manager - Christy Sartori

Public:

- Provost & Prichard Consulting Group - Don Groundwater
- Developer - Kevin Butler
- Developer - Eddie Axner

**CALL TO ORDER AND ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**1. Public Comment**

**2. Consent Calendar:**

- 2-1 Approval of Minutes of February 26, 2024, Regular Meeting
- 2-2 Financial Reports for Month Ending February 2024

**M/S:** [Smith/Nash] The Board approved and accepted the consent calendar as presented.

We are an equal opportunity employer and provider.

**AYE:** Walters, Nash, Schabarum, Bambino, Smith **NAY:** None; **ABSENT:** None

### **Old Business**

None

### **New Business**

#### **3. Consider a Will-Serve Letter Request for Hollywood Heights Subdivision**

General Manager David Coxe stated that the District had received a Will Serve Application on an outdated form that references an outdated policy and didn't contain the required notary stamp. The applicant included a revised map and is requesting a Will Serve Letter to proceed with development plans.

David clarified that the purpose of Section 6 of the Will Serve Policy is to prevent new development from adversely impacting existing customers in shortage years while allowing existing parcels to connect. The applicant is requesting approval of two separate four-parcel developments from two existing parcels rather than a combined planned development, which would circumvent the intent of the policy regarding developments in the District and the requirement of a Water Augmentation Agreement for developments. Kevin Butler and Eddie Axner presented their revised development.

**M/S:** [Bambino/Nash] The Board directed staff to approve the creation of up to four parcels, as requested under the Current Will Serve Policy, provided a new application and a corrected map are received.

**AYE:** Walters, Nash, Schabarum, Bambino, Smith **NAY:** None; **ABSENT:** None

#### **4. Ratify Side Letter of Agreement with Labor Union, IBEW-1245 Regarding Commercial (Class A) Driver's License Requirement for Select Job Classifications**

David stated that the District recently received the resignation of the District's only Distribution D-3 Operator, who had accepted a position with another agency. A second D-3 position has been vacant for well over a year. Although we have located otherwise qualified candidates, they lack a Class A Driver's License, as required by the current Job Classification that is contained in the MOU with labor union IBEW-1245.

The executed Side Letter with the Union allows for the recruitment of a qualified candidate in the named positions, allowing them twelve (12) months to obtain the required Class A license. As a result, the District will need to accommodate the employee's training schedule and financially reimburse them for successfully obtaining their Class A License.

**M/S:** [Bambino/Smith] The Board Ratified the Side Letter of Agreement with Labor Union IBEW-1245 Regarding Commercial (Class A) Driver's License Requirement for Select Job Classifications

**AYE:** Walters, Nash, Schabarum, Bambino, Smith **NAY:** None; **ABSENT:** None

## **5. Annual Landowner Voting Review**

David provided a reminder that in accordance with Water Code section 35041, “*Between January 1 and March 30 of each year, the secretary of the district shall inspect the assessable area within the district. At such time as at least 50 percent of the assessable area within the district is devoted to and developed for residential, industrial, or nonagricultural commercial use, or any combination thereof, such fact shall be certified to the board of directors by the secretary of the district.*”  
(Added by Stats. 1973, Ch. 643.)

David summarized the District’s findings and noted that at this time, the assessable area within the District that is devoted to and developed for residential, industrial, or nonagricultural commercial use, or any combination thereof, remains less than 50 percent.

Discussion only. No Board action was taken.

## **Reports and Communications**

### **6. Water Supply and Production Update**

David provided a brief history of the CVP 2023 Water Year Supply Allocation and provided a summary of the details outlined in the item’s attachments.

Discussion only. No Board action was taken.

### **7. Projects and Developments Reports**

David provided the following outline of Projects and Developments in progress:

1. District Projects/Facilities
  - a. USBR Water Smart Grant - 3MG Tank, SCADA for 3 existing wells
    - 100% Design Drawings received and reviewed for tank and pump station (not included in Grant) and provided to USBR and DDW. USBR review completed.
    - PG&E power rerouted, contract for new service pending
    - CEQA Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program completed. USBR NEPA pending.
    - Proceed to bidding pending NEPA completion and financing
  - b. Wintu Substation – Application for BIL Aging Infrastructure Account (AIA) funding – USBR Application Submitted
2. Developments Under Design/Construction
  - a. Bethel Campus and Offsite Improvements
    - Campus – grading and make-ready improvements completed, “Building C” under construction – currently receiving temporary construction water service and limited fire flow. A shortage year supply agreement is required prior to occupancy.
    - Offsite Improvements/Twin Towers Pipeline, etc. (GHD) – 30% Design
    - Pump Station – Design Agreement with PACE Engineering, design underway
    - Twin Towers Pipeline – Design Agreement with GHD Engineering, design underway

- Campus Site and Frontage Plans (GHD) – Plans reviewed and District comments provided. Additional hydraulic modeling completed.
  - b. Phoenix Charter Academy (adjacent to Simpson University)
    - Comments provided to the City of Redding along with a recommendation for the applicant to submit a Water Service Availability Request
  - c. Hollywood Heights Subdivision Palo Cedro, reconfigured - Will Serve Letter requested
  - d. Miscellaneous Developments (on existing parcels that don't require a Will Serve) – Simpson College STEM building addition, Redding School of Arts High School, Mercy Oaks building addition, Palo Cedro Feed Store water and fire service, CS-8 SOI update expanding Sewer District to Deschutes Road (3 parcels)
3. PG&E Infrastructure “Hardening”
- a. Upgrading poles and undergrounding utility for fire resilience – Continuing. Additional work is planned for 2024 along Hwy 299 corridor.
  - b. Damaged 30-inch CCP damages claim analysis – Under review by USBR Technical Services Center (TSC) in Denver.
4. Public Works in Planning
- a. City of Redding 35 acre “Jubilee Annexation” – Comment Letter sent December 18<sup>th</sup>
  - b. City of Redding Old Oregon Trail Widening – Paso Robles to Bear Mountain Road – 100% design reviewed by District and comments provided – Construction Summer of 2024
5. SGMA Compliance – EAGSA Update
- a. Grant application submitted; funding awarded!
  - b. EAGSA Groundwater Sustainability Plans Approved (with six corrective actions)

Discussion only. No Board action was taken.

## **8. Manager’s Report**

Treatment Operators are adjusting to various conditions and ran Wells this past week to obtain the required annual samples.

The radiator for the Wintu Generator has been repaired and is back in place. Treatment Operator Will Markward headed up the project team and did a great job.

Chad Krick started today as a D3 Operator. Chad was previously a worksite learning student here and has been working for Clear Creek Community Services District for several years.

Ashley Lindel has departed the Accounts Payable position after 12 years of dedicated service to the District. Ashley accepted a position with the City of Shasta Lake.

Kristen Thomas has accepted the appointment to the Accounts Payable position and we’re currently recruiting to fill Kristen’s Customer Service position.

The City of Redding will be taking the Draft General Plan 2045 and the Final Environmental Impact Report (Final EIR) at a special meeting tomorrow.

David reported he is exploring a ground lease buyout or lease extension for the existing Cell Tower located at the Water Treatment Plant location.

Discussion only. No Board action was taken.

**9. Board Members' Comments and Reports**

None

**CLOSED SESSION ANNOUNCEMENT**

The Board adjourned to a Closed Session at 7:14 p.m. to discuss the following item(s):

**10. Conference with Real Property Negotiator pursuant to Government Code 54956.8**

Property: real property

Negotiating parties: General Manager and various water entities

Under negotiation: Terms to acquire real property

**11. Reconvene to Open Session, Announce Any Actions Taken in Closed Session, Adjourn**

President Guy Walters, reconvened to open session at 7:50 p.m., and announced that direction was and authority has been provided to the General Manager to negotiate. The meeting was adjourned at 7:51 p.m.

