

**BELLA VISTA WATER DISTRICT
BOARD OF DIRECTORS**

September 30, 2024

The regular meeting of the Board of Directors of Bella Vista Water District convened at the District Office Boardroom on Monday, September 30, 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 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	-	Frank Schabarum
Director	-	Ted Bambino
Director	-	Jim Smith
Director	-	Bob Nash

Board Members Absent: None

Officers and Staff Present:

General Manager/Secretary-Treasurer	-	David Coxey
Finance and Administration Manager	-	Christy Sartori
District Counsel	-	John Kenny

Public:

Don Groundwater, Provost & Prichard Consulting Group
Martha Slack, General Manager, Rio Alto Water District
Various other members of the public

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

1. Public Comment

2. Consent Calendar:

- 2-1 Approval of Minutes of August 26, 2024, Regular Meeting
- 2-2 Financial Reports for Month Ending July 2024
- 2-3 Financial Reports for Month Ending August 2024

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

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

We are an equal opportunity employer and provider.

Old Business

None

New Business

3. Variance Request - Indian Country Drive (Ryan Heddinger)

General Manager, David Coxe, stated that the District has received a variance request for a proposed one to three lot parcel split located at 12333 Indian Country Drive, where the water meter would be placed at the Northwest corner of lot three in a utility easement several hundred feet west of the proposed Lot two parcel. This deviates from section 403 of the District's Policy Manual.

The District has a standard "Agreement for Specific Allowance of Exception to District Facilities Installation Policy" that was developed in response to requests similar to this. Upon board approval, the District will require a copy of the recorded easement that contains language for inclusive rights for the placement of the water service line.

M/S: [Nash/Bambino] Authorize the General Manager to execute a "variance agreement" with the applicant, Ryan Heddinger, conditioned upon providing the District with a recorded easement that contains language for inclusive rights for the placement of the water service line in addition to a Parcel Map.

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

4. Variance Request – Chevy Trail (Lon Tatom)

David stated that Mr. Tatom has requested a variance from the requirements of Article 136 and others of the District's Policy Manual and explained that in order to accommodate the developer's request for a line extension, hydrant installation and address current and future policy and infrastructure requirements, staff recommends that a variance agreement and recordable, notarized, memorandum of agreement to include the following:

1. Access to the newly constructed waterline line and fire hydrant will be continuously accessible by District personnel through a code or interlocked District padlock.
2. Compliance with the District's Will Serve Policy is required prior to receiving water service from the District.
3. Extending and looping the water line to the north, presently shown as "Phase 2" of the Chevy Trail Plans, will be required prior to receiving water service for any of the subdivision parcels. Construction and installation must comply with District Design and Construction Standards.
4. As per District Standards, water lines must be installed under pavement or must be ductile iron and installed within a dedicated easement and if an auxiliary supply (groundwater well) exists, backflow devices will be required to protect the public water system from cross connection.

M/S: [Bambino/Smith] Authorize the General Manager to execute a "variance agreement" with the applicant, Lon Tatom, that is acceptable to legal counsel and conditioned upon the recording of a Memorandum of Agreement.

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

5. Water Supply and Production Report

David provided a brief update on the current CVP Allocation and discussed the supply-related items outlined in the item and attachments.

Discussion only. No Board action was taken.

6. Projects and Developments Report

David provided an overview of the projects and developments outlined in the item.

Discussion only. No Board action was taken.

7. Manager's Report

David provided general updates that included updates on several key facilities as follows: The Old Oregon Trail water tank and pump station are currently de-energized under a PG&E Public PSPS event. The Wintu generator remains out of service pending a voltage regulator replacement. Shipping delays for the replacement are out eight to ten weeks. Welch PS experienced an impeller failure due to zincification as a result of reformulated bronze interaction with chlorine and a new aluminum-nickel impeller has been ordered. Shipping delays for the replacement are estimated to be sixteen weeks and the cost is triple that of reformulated bronze. Simpson PS experienced a check valve failure. The replacement part is expected to be available in the next week.

Projects/Maintenance &Activities:

The financial audit has concluded and is presently undergoing partner review. Paychex payroll deployment has been a significant challenge and continues to be problematic. PG&E Wildfire Hardening and USAN Ticket Management is a very high priority for the District and Distribution Department and is scheduled to wrap up at the end of the week. Included in the budget is a new Rate Study and Master Plan. Both are significant efforts.

Discussion only. No Board action was taken.

9. Board Members' Comments and Reports

None

CLOSED SESSION ANNOUNCEMENT

The Board adjourned to a Closed Session to discuss the following item(s):

8. Conference with Real Property Negotiator pursuant to Government Code 54956.8

Property: Water supply

Negotiators: David Coxey, General Manager
John Kenny, District Counsel

Negotiating Party: City of Redding

Under Negotiation: Compensation, timing, terms and conditions of sale.

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

President Guy Walters reconvened to open session and announced that the board provided direction and authority to the negotiating parties, the Bethel Ad Hoc Committee has been dissolved and a District/City Overlap Ad Hoc Committee has been appointed.

The meeting was adjourned at 7:52 p.m.

