

THE OFFICIAL MINUTES OF THE REGULAR BOARD MEETING OF
CASTROVILLE COMMUNITY SERVICES DISTRICT
August 20, 2024

President Cosme Padilla called the meeting to order at 4:30 p.m.

ROLL CALL:

Directors Present: President Cosme Padilla, Vice President Ron Stefani, Director Glenn Oania and Director Greg MacMillan

Absent: Director James Cochran

General Manager: Eric Tynan

Secretary to the Board: Lidia Santos

Staff Present:

Guest: Senior Advisor Richard Blut with Regional Government Services; General Manager Ara Azhderian with Monterey County Water Resources Agency, Senior Project Manager Paul Tran with CHISPA along with two staff members; Chief of Staff Marilyn Vierra with Supervisor Church; Heidi Quinn, District Legal Counsel and Angelita Partido

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Director Glenn Oania at the request of President Cosme Padilla.

ADDITIONS OR CORRECTIONS TO THE AGENDA

PUBLIC COMMENTS

1. None

CONSENT CALENDAR

1. A motion was made by Ron Stefani and seconded by Glenn Oania to approve the minutes of the July 16, 2024, Regularly Scheduled Board Meeting. The motion carried by the following roll call votes:

AYES:	4	Directors:	Stefani, MacMillan, Oania, and Padilla
NOES:	0	Directors:	
ABSENT/NOT			
PARTICIPATING:	1	Directors:	Cochran

Consent Calendar accepted as presented

CORRESPONDENCE:

1. None

Correspondence Calendar accepted as presented

Director James Cochran arrives at 4:32 p.m.

INFORMATIONAL ITEMS:

1. Castroville CSD Director, 4-year term (3 seats) Incumbents: Oania, Cochran and Stefani appointed in-lieu of election and Castroville CSD Director, 2-year term (1 seat) Incumbent: MacMillan appointed in-lieu of election
2. *Clean Water, Issue 2 2024* – What Members Need to Know About Direct Potable Reuse
3. *Clean Water, Issue 2 2024* – Pure Water Monterey Expansion Complete by 2025
4. Certificate presented to J. Eric Tynan in recognition of his contribution to the water industry as a member of American Water Works Association

Informational items accepted as presented

PRESENTATIONS:

1. Monterey County Water Resources Agency Groundwater Monitoring Regulatory Program Update— General Manager Ara Azhderian with Monterey County Water Resources Agency provided the Board with a presentation and discussion on the following topics: Salinas Valley Groundwater Basin, the agency’s groundwater monitoring history, SGMA and the new regulatory paradigm, WRA Groundwater Monitoring Program, GEMS Expansion Update, Bringing it all Together, The intersection of GEMS Expansion and establishment of the WRA Groundwater Monitoring Program and Next Steps. The information presented can be viewed on pages 18-64 of this board packet. He answered questions and concerns the Board had and thanked them for their time.
2. Presentation on the Castroville Oaks Affordable Housing Development and requesting to enter into an MOU with CCSD contracting for services with CHISPA for the Castroville Oaks Affordable Housing Development – Senior Project Manager Paul Tran with CHISPA provided the Board with a presentation on the Castroville Oaks project. It has been 5 years (2019) since he last presented this project to the Board and there are two new directors since then (Oania and MacMillan) that need to be familiarized with this project. Information he provided can be viewed on pages 65-71. He is asking the Castroville CSD Board to consider contracting for services with CHISPA for the Castroville Oaks Affordable Housing Development. He and his two staff members answered questions and concerns from the Board and the public regarding this project and thanked them for their time. The Board directed General Manager Eric Tynan to work with CHISPA to present at a future board meeting an MOU with CCSD, contracting for services with CHISPA for the Castroville Oaks Affordable Housing Development for review and approval. District Legal Counsel Heidi Quinn should also review the MOU. General Manager Eric Tynan stated he will reference the same contract the County had with Rancho Moro Cojo for services for this project and discuss it with District Legal Counsel Heidi Quinn.

NEW BUSINESS:

1. Board approval of job description and salary range for recruitment of a new Castroville CSD General Manager – Per Vice President Ron Stefani, the Ad Hoc Committee (Stefani & Padilla) for the Hiring/Recruitment of a New General Manger met with Regional Government Services (RGS) to finalize a draft copy of the job description and salary range for the General Manager position. The draft copy of the August 2024 Classification Study Report and job description can be viewed on pages 72-79 of this board packet. Senior Advisor Richard Blut with RGS provided an overview of the report. After some discussion, a motion was made by Ron Stefani and seconded by Greg MacMillan to approve the job description and salary range between \$178,613.04 - \$210,132.99 annually DOE/DOQ. The motion carried by the following roll call votes:

AYES: 5 Directors: Stefani, MacMillan, Cochran, Oania, and Padilla
NOES: 0 Directors:
ABSENT/NOT
PARTICIPATING: 0 Directors:

2. Resolution No. 2024-07, Approving a proposal from J Johnson & Company, Inc. for Water Main Repairs in an Amount Not to Exceed \$155,000 (Attached Exhibit A Proposal and Exhibit B Sole Source Justification) – General Manager Eric Tynan provided the Board with a memo recommending the reasons the Board should approve the emergency repair work for the main break that occurred at Merritt Street and Salinas Street (memo, Resolution No. 2024-07 and Exhibit A & B can be viewed on pages 80-89 of this board packet). District Legal Counsel Heidi Quinn prepared Resolution No. 2024-07. After some discussion, a motion was made by Ron Stefani and seconded by Glenn Oania to approve Resolution No. 2024-07, Approving a proposal from J Johnson & Company, Inc. for Water Main Repairs in an Amount Not to Exceed \$155,000 (Attached Exhibit A Proposal and Exhibit B Sole Source Justification). The motion carried by the following roll call votes:

Minutes of the Castroville Community Services District
August 20, 2024, Regular Board Meeting
Page 3

AYES: 5 Directors: Stefani, MacMillan, Cochran, Oania, and Padilla
NOES: 0 Directors:
ABSENT/NOT
PARTICIPATING: 0 Directors:

UNFINISHED BUSINESS:

1. Update on Water Line Replacement Project awarded to contractor Teichert Constructions – General Manager Eric Tynan reported to the Board that Teichert Construction has been doing an excellent job. However, the project has increased by \$10,000, which he authorized for the replacement/repair of deteriorated saddles that were discovered during the Water Line Replacement project. He showed the Board at this meeting one of the saddles that had been replaced and the poor condition it was in. Teichert Construction is performing the Roads and Bridges Work for the County, and as part of these improvements is uniquely positioned and qualified to perform the District's Project concurrently with such work. Work will be done from Wood Street through Main Street.
2. Update on Well levels – General Manager Eric Tynan reported to the Board that the well levels graph from January 2018 to present can be viewed on page 90 of the board packet. As he mentioned last month, the wells are now starting to decline but are not declining as quickly as they have done in the past. The deep aquifer is recharging, and he has expressed this information to the Salinas Valley Basin Groundwater Sustainability Agency. The District continues to monitor the chloride levels of all the wells. Well #3 is not pumping and the motor is not hooked up. A desalter is being considered for Well #3.
3. Update on the status of the **Moss Landing Wastewater System Rehabilitation Project** – General Manager Eric Tynan informed the Board that President Padilla, Vice President Stefani and he all met with aids to California Assemblymen Robert Rivas to help the District, a disadvantaged community with receiving the grant funding for this project and the Washington Sewer Trunk Line Bypass project as the District was verbally assured it would be receiving these grants. As mentioned last month, he had received an email with unwelcome news from Matt Chamber with the State Water Resources Control Board stating that due to limited funding, only priority projects were included on the fundable list for grant funding. Priority projects include consolidation, regionalization, septic-to-sewer and projects that address violations of a system's WDR and/or NPDES permit. Additional projects will be added to the fundable list throughout the 2024-2025 fiscal year, however, it is unlikely that non-priority projects will be placed on the fundable list/funded 2024-2025. This means that the two Castroville projects (Moss Landing Wastewater System Rehabilitation Project & Washington Sewer Trunk Line Bypass Project) are unlikely to receive grant funding in 2024/2025. DFA does have low interest loans available for funding. In other news, the California Coastal Commission has approved the Coastal Development Permit to allow the construction of the sewer system for Moss Landing. Other information, reimbursement from the Clean Water Small Communities Planning Grant in the amount of \$118,456 has been requested and approved for reimbursement to CCSD and payment received. Also, discussed prior the current project status is 60% Design is complete. The State Water Resource Control Board CWSRF is the construction funding source for this project. LAFCO approved the annexation of Finepro, LLC Property APN: 413-012-014 to the Castroville Community Services with Resolution No. 23-10. This land acquisition is for Lift Station 1. Ortega (FINEPRO, LLC (seller) approved the sale for the easement for \$10,000 in Moss Landing, which was completed February 2024. Upon completion of the land acquisition, the coastal development permit application will be submitted for approval. Construction Grant Application for CWSRF is part of the grant. Grant application in process and MNS to research if current costs over the planning grant amount can be reimbursed by the CWSRF grant. Furthermore, California Coastal Commission is requiring a jurisdictional delineation and Lake and Streambed Alteration Agreement (LSAA) notification for work on the Elkhorn Slough Bridge, which MNS/Rincon are preparing an amendment to add this work to the Project Scope. General Manager Eric Tynan reported to the Board that the pipeline under the bridge is still under the mitigated negative declaration and without the bike bridge being built by the County, Castroville CSD will have to do it on their own and build under the

existing structure a 4" pipeline, which is right over the Elkhorn Slough, Marine Sanctuary and Harbor. For this project, MNS is to prepare a construction application following the 60% completion. The Board had approved a proposal with MNS Engineers to provide professional engineering services for the Moss Landing Wastewater System Rehabilitation Project \$462,722 in 2021. General Manager Eric Tynan had previously approved Amendment No.1 for this project for an additional \$14,520 for the arborist and at the December 19, 2023, board meeting the Board approved Amendment No. 2 for \$59,104 as costs have increased due to plans specifications changing due to the County not building the bridge noted above.

4. Update on status of the **Castroville-Sewer Zone 1 (Washington Sewer Trunk Line Bypass Project)**
– General Manager Eric Tynan informed the Board as mentioned last month that he had received an email with unwelcome news from Matt Chamber with the State Water Resources Control Board stating that due to limited funding, only priority projects were included on the fundable list for grant funding. Priority projects include consolidation, regionalization, septic-to -sewer and projects that address violations of a system's WDR and/or NPDES permit. Additional projects will be added to the fundable list throughout the 2024-2025 fiscal year; however, it is unlikely that non-priority projects will be placed on the fundable list/funded 2024-2025. This means that the two Castroville projects (Moss Landing Wastewater System Rehabilitation Project & Washington Sewer Trunk Line Bypass Project) are unlikely to receive grant funding in 2024/2025. DFA does have low interest loans available for funding. MNS received authorization for preparation of the Caltrans Stormwater The District is working to negotiate easement purchase and will be discussed further in closed session. Castroville CSD approved the environmental proposal from MNS Engineers for this project, which is complete. State Water Resources Control Board, CWSRF set aside for small, disadvantaged communities, "The Small Community Clean Water Wastewater Funding Program." The proposal for Professional Engineering and Constructions Management Services-Washington Sewer Trunk Line Bypass Final Design and Construction (not to exceed \$498,141) is contingent on award of grant to Castroville CSD. The Board approved at the December 19, 2023, board meeting MNS Engineers proposals for Professional Engineering Services-Washington Sewer Trunk Line Bypass Regulatory Permitting Support (\$19,622) and Washington Sewer Trunk Line Bypass Right-of-Way Acquisition (\$81,610) total \$101,232.
5. Update on the status of competitive bid process and grant/projects for Castroville-Water Zone 1 **Emergency Deep Aquifer Supply and Storage Tank Project** for system upgrades and improvements
– General Manager Eric Tynan stated that MNS is preparing the bid documents to go out to bid. District Legal Counsel Heidi Quinn stated that she can review the bid documents to make sure they are suited for California for the drilling of a new well. Prior, MNS Engineers and Pueblo collaborated to develop final bid documents for Well No. 6 and have provided template from end documents, published by EJCDC for District legal review. MNS Engineers recommended these documents be used rather than the District's template as it is current with respect to public contract code and is more comprehensive. The application for construction to the Bureau of Reclamation WaterSMART Drought Resiliency Projects Grant Program was submitted fall 2023. The project scope of the Emergency Deep Aquifer Deep Well No. 6 was too large for the grant to fund. The project scope needs to be narrowed to correspond to a project cost less than \$10 million to compete for the grant. The project scope can be narrowed by the District proceeding with drilling of the well and leaving the remaining scope to be funded by the grant. The grant application can be resubmitted in Fall 2024 to the Bureau of Reclamation at no additional cost to the District; anticipated grant request amount to be approximately \$9.6 million. If a construction contract is awarded, it will be funded using reserves and construction funds from the current grant and the grant application will be resubmitted. He is also considering working with the grant writer used by Monterey One Water to assist with this grant. Discussed prior, MNS is not doing the design of Well #6, Pueblo is doing the design. The Board approved grant writing services, fee proposal from MNS Engineers for Bureau of Reclamation WaterSMART: Drought Resiliency Projects, not to exceed \$29,415. Construction funding is pending to move the project forward. The hydrogeologic approach was discussed with Mike Burke the hydrologist with Pueblo who will advance the well contract documents to nearly bid ready, to be finalized. In addition, MNS has substantial funds remaining in the budget (\$60k), which MNS will review if these remaining funds can be used for applying for construction funding for the

project. 30% of the design has been completed as of May 2022. 60% of the design has been completed on the application for the construction. The District is still working on getting grant funds for the construction of the deep well and CEQA is complete.

6. Update on the status of grant/projects for **Castroville Landmark Sign at Highway 183 Project**: Per General Manager Eric Tynan, there is good news. The final plans are being submitted and will be fast tracked. The project was also discussed with Assemblyman Robert Rivas aids to assist with getting this project moving along and finalized. They would also like to be present at the ribbon cutting ceremony for this project. Other information, construction funding source for this project is Caltrans which was originally for \$442,019 and has been amended to \$471,519. The concrete/foundation testing to confirm structural design has been completed by the Penhall Company, a nationwide leader in concrete solutions and the engineers have signed off on it. At the January 16, 2024, board meeting, the Castroville CSD Board of Directors reviewed and submitted the signed Amended Cooperative Agreement to Caltrans. The delay for this project again has been the foundation. This project was started in 2019, and it was to be completed by July 2023. The Board approved the Cooperative Agreement and Maintenance Agreement with Caltrans for the Overhead Sign in October 2022. The State has also requested a traffic control plan and a storm water control plan which was prepared by MNS Engineers and sent to the state. MNS will be managing the administration for this project. Resolution No.2022-14, Engaging Signs By Van for the Design, Fabrication, and Installation of the Castroville Landmark Sign was approved. MNS to continue working with Signs By Van and draft the Project Management Professional (PMP), contract, encroachment permit. Castroville CSD received a check from Caltrans in the amount of \$127,955.28 February 2, 2023, a check for \$17,580 May 24, 2023, a check for \$9,461.25 September 12, 2023, and a check for \$6,442.00 May 8, 2024.

Current grants awarded are the Clean Water Small Communities Planning Grant (\$500,000) with State Waterboards for administration, preliminary engineering report, plans, and specs for sewer in Moss Landing, project assigned to MNS Engineers. The IRWM Implementation Grant (\$395,000) is with DWR for the Deep Well (Well #6) and the use will be specified in the DWR/MCRWA agreement. The DAC Involvement Programs amount \$61,807 with DWR is for the design of the Washington Sewer Bypass for Castroville sewer is also assigned to MNS Engineers. Current funding efforts: Moss Landing sewer system improvements, Castroville emergency well replacement, Castroville water supply improvements and Castroville wastewater improvements.

7. Update on the State of California Department of Transportation (Caltrans) project: Caltrans Merrit Street Beautification Project; Cooperative Agreement Amendment No. 01-Landmark Sign and Adjustment of Manhole and Valve Covers – Per General Manager Eric Tynan as mentioned prior, Caltrans will be redoing the sidewalks and raising the valve boxes at their cost for this project, which should start in mid-January of 2025. The Landmark Sign project was just discussed above, under item 6.
8. Pedestrian Bridge Enhancement/Improvement Project; Pedestrian Overpass Maintenance (Landscape) Agreement –General Manager Eric Tynan spoke with Corby with Caltrans, and she asked for the Castroville CSD to provide three days in October that would work for the ribbon cutting ceremony for this project. North County Recreation and Park District should also be included for the ribbon cutting ceremony. The project should be completed in 2-4 weeks and Caltrans will be reaching out to the elected officials to attend as it is their project. Other information, the County is responsible for replacing the rails and the fencing on the pedestrian bridge and Castroville CSD is only responsible for the lighting on the bridge and minor cosmetic maintenance such as graffiti. NCRPD will maintain the landscaping.
9. Update on grant assistance outreach- General Manager Eric Tynan stated that he is working with Sarah Hardgrave, Deputy General Manager of the Salinas Valley Basin Groundwater Sustainability Agency to discuss collaboration on community outreach. As mentioned prior, the Salinas Valley Basin GSA has a grant with funding available for community outreach and they want to work with Castroville CSD to do outreach here in Castroville. He will also start doing a quarterly general manager newsletter for the District.

District Legal Counsel Heidi Quinn, with Noland Hamerly & Etienne excused herself from Closed Session as it she represents Vegetable Ranches, LLC.

CLOSED SESSION: At 6.11 p.m. the Board went into Closed Session.

CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8

Property Location: APN: 030-141-022-000 and 030-141-023-000, Southwest corner of Merritt Street and Washington Street, Castroville, CA

Negotiating Parties: Castroville CSD and Salvador Alvarez and Hermilinda Alvarez
Property Owner: Salvador Alvarez and Hermilinda Alvarez
Under Negotiation: Property Negotiations

Property Location: APN: 133-143-016-000, Highway 1 at Washington Road, Castroville, CA

Negotiating Parties: Castroville CSD and Vegetable Ranches, LLC
Property Owner: Vegetable Ranches, LLC
Under Negotiation: Property Negotiations

ANNOUNCEMENT OF CLOSED SESSION ITEM: (if applicable): The board will reconvene into open session prior to adjournment and shall announce any action taken during the closed session. At 6:25 p.m. the Board returned to Open Session. District Legal Counsel Heidi Quinn, also returned to the board meeting. Per President Cosme Padilla, there was no reportable action taken on the items discussed just further direction given to General Manager J. Eric Tynan.

BOARD OF DIRECTORS COMMUNICATION: When needed, this time is reserved for the Board of Directors to communicate activity, educational classes, and/or Committee reports.

1. Update on Monterey One Water (M1W) board meeting – Per Vice President Ron Stefani the news has been broadcasting that MIW overcharged the Monterey County Water Resources Agency. They are working to clarify these findings.
2. Update on Salinas Valley Basin Groundwater Sustainability Agency (SVBGSA) meeting – Vice President Ron Stefani reported as mentioned last month, they are also moving forward with the Deep Aquifer Study, and it will be going before the Board of Supervisors at the September 10, 2024, meeting.
3. Update on meetings or educational classes attended by the Directors –Per President Cosme Padilla already discussed was the meeting he and Vice President Stefani and General Manager J. Eric Tynan had wit Assemblymen Robert Rivas aids.

GENERAL OPERATIONS

1. General Manager's Report – Compliance update, current projects update, meetings/seminars update, staff update, suggestive projects discussions
2. Operation's Report
 - a) Water – Pumpage & Usage Update, Water Testing Update, Current Installation
 - b) Water -Status Update, Current Contractor Work Update, Maintenance/Repair Update, Customer Service Update, Safety Issue
 - c) Sewer & Storm Drain – Jetting, Current Installation Status Update, Current Contractor Work Update, Maintenance/Repair Update, Customer Service Update, Safety Issues
3. Customer /Billing Reports – Water Sales, Water Usage, A/R Update, Customer Service Update
4. Financial Reports – Treasures L.A.I.F. Report, Internal Report, Administration Update

General Operations Reports were accepted as presented

Minutes of the Castroville Community Services District
August 20, 2024, Regular Board Meeting
Page 7

CHECK LIST – July 2024. A motion was made by Glenn Oania and seconded by Greg MacMillan to pay all bills presented. The motion carried by the following roll call votes:

AYES:	5	Directors:	Stefani, MacMillan, Cochran, Oania and Padilla
NOES:	0	Directors:	
ABSENT/NOT PARTICIPATING:	0	Directors:	

There being no further business, a motion was made by James Cochran and seconded by Ron Stefani to adjourn to the next scheduled Board meeting; the motion carried by the following roll call votes:

AYES:	5	Directors:	Stefani, MacMillan, Cochran, Oania and Padilla
NOES:	0	Directors:	
ABSENT/NOT PARTICIPATING:	0	Directors:	

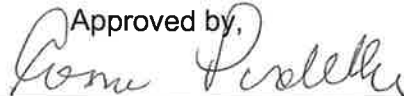
The meeting was adjourned at 6:44 p.m.

Respectfully submitted by,



Lidia Santos
Secretary to the Board

Approved by,



Cosme Padilla
President