

**MINUTES OF THE ENGINEERING AND OPERATIONS COMMITTEE MEETING  
OF THE RAINBOW MUNICIPAL WATER DISTRICT  
JUNE 5, 2019**

1. **CALL TO ORDER** – The Engineering and Operations Committee Meeting of the Rainbow Municipal Water District on June 5, 2019 was called to order by Chairperson Nelson at 3:00 p.m. in the Board Room of the District, 3707 Old Highway 395, Fallbrook, CA 92028. Chairperson Nelson, presiding.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL:**

**Present:** Member Prince, Member Stitle, Member Taufer, Member Brazier, Member Ratican, Member Marnett, Member Nelson.

**Also Present:** General Manager Kennedy, District Engineer Strapac, Associate Engineer Powers, Operations Manager Gutierrez, Engineering Tech Rubio, Senior Inspector Stockton, Admin Analyst Gray.

There were no members of the public present.

4. **SEATING OF ALTERNATES**

None.

5. **ADDITIONS/DELETIONS/AMENDMENTS TO THE AGENDA (Government Code §54954.2)**

Mr. Nelson stated Item 17 would be pulled from the Agenda.

Mr. Strapac introduced Ryan Stockton the new Senior Inspector for the District. He said Mr. Stockton came from Eastern Municipal Water District (EMWD). Mr. Kennedy asked how long Mr. Stockton worked at EMWD. Mr. Stockton replied 22 years.

6. **PUBLIC COMMENT RELATING TO ITEMS NOT ON THE AGENDA (Limit 3 Minutes)**

None.

**COMMITTEE ACTION ITEMS**

7. **COMMITTEE MEMBER COMMENTS**

Mr. Marnett discussed the new water efficiency rebate program information (Flume) provided on the customers' bill. He mentioned it should have been reviewed by this committee prior to going out. He asked if the District had procedures in place on how to handle customer inquiries. Mr. Kennedy responded yes. He continued the Flume device was reviewed by the Communications / Customer Service Committee, mainly because it was a customer centered conservation program. He said customers would be signing up on-line and would have to agree with the terms and

conditions of the flume program. He pointed out as part of the terms and conditions, if there were any discrepancies between the District bill and the flume device the bill would rule.

Mr. Nelson asked committee members and staff to stay focus on the agenda items, due to the high number of items to be discussed.

**\*8. APPROVAL OF MINUTES**

**A.** May 1, 2019

Mr. Stitle pointed out a typo on page three of the minutes.

Mr. Taufer pointed out the reference to the “gap” on page four of the minutes. He stated there was reference to a “gap” without citing what the gap was. Mr. Nelson said his recollection was that the gap was discussed at the prior meeting as to the location and size. Ms. Brazier stated adding to the minutes after the fact was not allowed. Discussion ensued.

Mr. Nelson suggested the recording be confirmed as to whether there was additional descriptive material about the “gap”, and if there was to implant it in the minutes and then bring it back.

**\*9. DISCUSSION AND POSSIBLE RECOMMENDATION REGARDING A QUITCLAIM OF A DISTRICT HELD EASEMENT**

Mr. Strapac said an applicant that owns a property outside the District submitted a request to quitclaim an easement, which was quitclaimed to the District by the San Diego County Water Authority some time ago. He mentioned the applicant was not present. He said the applicant would like to install solar panels on the easement. He presented a vicinity map and said the easement was currently not in use, but as stated in the report the Engineering Department does not recommend vacating the easement. He continued with fluctuation in the current situation regarding the network of pipes in the District, there may not be a current need, although vacating the easement required rational thought. Discussion ensued.

Mr. Kennedy suggested the possibility of issuing an encroachment permit.

Ms. Brazier asked that a formal request be provided by the applicant prior to dealing with this request.

**10. JADE EASEMENTS AND VARIANCE UPDATE**

Mr. Strapac said a meeting was scheduled on June 13, 2019 to discuss several items including encroachment permits, hooking up to the sewer system, and obtaining a wider easement.

**11. RMWD FACILITY RENTAL AGREEMENT**

Mr. Kennedy said there have been requests from the public to use the District’s facility. He said the District has been working with the General Counsel to determine the best way to manage this process, determination of fees, and types of groups allowed.

Mrs. Gray mentioned the District received a request back in 2016 for the use of the District’s facility, which was the reason for delving into this. She said the District would like to provide this helpful service to its customers and the community, and in addition to be able to provide this service in the future with the new building. She stated that legal counsel has reviewed the Meeting Facility Use Guidelines, a copy was provided to each committee member. She mentioned a fee has not been determined and asked for feedback. Discussion ensued.

Ms. Gray offered to provide additional information to the committee, in addition to more time to read and research the use of the District's facility. Discussion ensued.

Ms. Brazier asked how was the facility relevant to this committee. Mr. Kennedy replied facilities maintenance was under the Operations Department purview. Mr. Strapac added the Facilities Coordinator was under the Engineering Department.

Mr. Nelson said he was in favor of public entities allowing the usage of their facilities, however he voiced his concern of having the District's facility being used. He continued within the facility there were equipment and systems that affect the essence of well being in the community, which was the provision of water. Discussion ensued.

Mr. Nelson polled the committee members' opinions regarding the District's facilities being used by the public:

- Mr. Stille: No.
- Mr. Taufer: Potential.
- Mr. Ratican: Does not have an issue with the during working hours meetings, although was concerned with the afterhours use.
- Ms. Brazier: Concurred with Mr. Ratican.
- Mr. Marnett: No.
- Mr. Prince: Concurred with Mr. Ratican.

Mr. Nelson concluded that the committee had provided feedback on this item to be considered.

## **12. MISCELLANEOUS PIPELINE REPLACEMENT UPDATE**

Mr. Strapac said at the May 2019 Board Meeting the extra work was approved for two sections on Gopher Canyon Road and on Integrity Court. He said the designer was working on the additional design services and he anticipates receiving the 50% submittal within the next two weeks. He mentioned to save design funds staff was directed to conduct the locates. He said there was a lot of work involved with a calculated 10K feet of pipeline installation. Discussion ensued.

## **13. VIA ARARAT UPDATE**

Mr. Strapac said the Via Ararat Pipeline bid opening was on June 3, 2019. He mentioned the project involved 665 feet of 12" pipe on Via Ararat from West Lilac South. He went over the bid amounts listed on the Bid Summary. Mr. Nelson asked about the cost per foot. Mr. Strapac replied approximately \$350 a foot for the low bidder. Discussion ensued.

Mr. Strapac said the plan was to bring this item to the June 2019 Board Meeting for approval.

## **14. PROGRAMMATIC EIR UPDATE**

Mr. Strapac said in the interest of time instead of creating a hybrid PEIR, staff would be taking the PEIR to the Board as proposed. He stated staff would return to the Board with a change order at a later date. He explained there was a lot of information the consultant required to prepare the hybrid part of the PEIR and current staff schedules would not allow all the extra time to provide the required information.

## 15. HQ SITE DEVELOPMENT

Mr. Kennedy said a Consultant (Don Knox) was task to review the land use areas to determine the best maximize value of land use for the District's property, in addition to identifying the expected yields as far as the value and compare it with the expected cost of a new headquarters building. He said the general consensus was that a residential development would yield a higher dollar. He added the potential yield would reduce the cost of the headquarters' building from the estimated \$15M-\$16M down to \$4M-\$5M. He stated the District was still waiting on the submission of a second opinion from Mr. Kovacs. Discussion ensued.

Mr. Strapac mentioned regarding the sales price for a multi-family site was \$43 sqft. versus a retail site being \$15 to \$25 sqft.

Mr. Nelson questioned the use of unsolicited developer proposals versus the formal request for proposals. Mr. Kennedy said the District awarded a \$5K contract to Mr. Knott for the information, and Mr. Kovacs was providing a pro bono service. He explained both points of view would be considered one more aesthetic and the other more numerical, which would be used to prepare the RFP. Mr. Nelson wanted to confirm that the information obtained was not going to bypass the RFP process. Discussion ensued.

## 16. CAPITAL IMPROVEMENT PROJECT PRIORITIES

Mr. Strapac provided a copy of the CIP Gant chart. He said the chart tracked current design and construction projects and the staff assigned to each project. Discussion ensued regarding the various projects and timelines:

ID#4: Existing pressure reducing stations (PRVs), identified by the Operations Department.

ID#8: New PRVs on the top 20 high priority list per the condition assessment report.

ID#11: New PRVs.

ID#25: Gird to Monserate Hill - environmental delays, staff researching cost effective solutions.

ID#32: Camino Del Rey Relocation working to complete this project with a current County project.

Mr. Strapac provided a first draft report of the as-needed contract status report. He went over the current as-needed projects and asked for feedback from the committee regarding the report format and information.

Mr. Kennedy stated when the as-needed contracts are presented at the Board Meetings for approval, Director Brazier requested staff provide more information. Mrs. Brazier stated the budget was year to year and it would make sense to re-evaluate the as-needed contracts each year. Mr. Strapac responded the contracts were for three years, in order not to spend more time on them. Ms. Brazier expressed her concerns regarding the contracts going over the budgeted amount. Mr. Strapac responded that staff would bring any additional funding requirements to the Board. Mr. Kennedy stated while the contracts may span multiple future budget years the authority to spend money would be considered by the Board every year. He pointed out the District does not have the in-house resources to complete all the tasks listed in the Gant Chart, which was the reason for the as-needed contracts.

Mr. Kennedy said the contract termination date would be added to the report and any additional recommendation by the committee. He mentioned the report would be returned to the next meeting and added to future Board Packets. Discussion ensued.

Mr. Strapac provided a draft CIP Information sheet that would be kept in a CIP book. He said the information sheet would include project relevant information on one page. Discussion ensued.

**17. PAX MIXER AT GOMEZ**

Agenda item deleted.

**18. LIST OF SUGGESTED AGENDA ITEMS FOR THE NEXT SCHEDULED ENGINEERING AND OPERATIONS COMMITTEE MEETING**

- **Jade Easements**
- **Misc. Pipeline Replacement**
- **H&A Space Planning (Chris Brown)**
- **HQ Site Developer (Don Knox)**
- **PAX Mixer at Gomez**
- **Operations Presentation**
- **Pressure Reducing Stations**

**19. ADJOURNMENT**

Meeting adjourned at 5:00 p.m. to July 3, 2019.

---

**Flint Nelson, Committee Chairperson**

---

**Dawn M. Washburn, Board Secretary**