



**FORT ORD REUSE AUTHORITY
WATER/WASTEWATER OVERSIGHT COMMITTEE
MEETING OF THE WHOLE NOTES**

1 p.m., Tuesday, December 15, 2015 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

FORA Assistant Executive Officer Steve Endsley called the meeting to order at 1:13 a.m.
The following were present:

Committee Members:

Mike Lerch, CSUMB
Rick Riedl, City of Seaside
(NO QUORUM)

FORA Staff:

Jonathan Brinkmann
Steve Endsley
Michael Houlemard
Mary Israel
Peter Said

Other Attendees:

Patrick Breen, MCWD
Keith Van der Maaten, MCWD
Kelly Cadiente, MCWD
Mike Wegley, MCWD
Ken Nishi
Bob Schaffer
Wendy Elliott
Andy Sterbenz
Graham Bice, UCMBEST

2. PLEDGE OF ALLEGIANCE

Peter Said led the pledge of allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Steve Endsley introduced FORA Project Specialist Peter Said as the staff lead on Water/Wastewater Oversight Committee and Mary Israel as the new recorder of minutes.

4. PUBLIC COMMENT PERIOD

None.

5. APPROVAL OF MEETING MINUTES

Approval of April 29, 2015, August 5, 2015 and October 14, 2015 regular Water/Wastewater Oversight Committee minutes was deferred to the next meeting.

6. BUSINESS ITEMS

a) Elect WWOC Chair

Jonathan Brinkmann said that each year the FORA Board of Directors (Board) chair appoints members in January and this includes the WWOC. Steve Endsley reflected

on the Facilities Agreement (FA) section 4.2.1 and said that customarily jurisdictions (JDs) select appointees so the WWOC members and alternates are informed and reflect the wishes of their JDs. A chair is then appointed by the committee. Voting deferred to the appropriate meeting.

b) Review the Jan-Feb-March WWOC Work Plan Schedule/Budget Review

Steve Endsley presented a roll out for June 2016 completion with a FORA Board item recommended by May. FORA staff will review with the Board the 218 process and the FA process as well. Keith Van der Maaten asked when the FORA CIP will be available. Steve Endsley suggested that CIP processing at FORA is on a parallel track with MCWD's, so responses from JDs are expected in January and February. This year, FORA will conduct its biennial Community Facilities District Special Tax/Development fee formula calculation and potentially adjust its fees. Ken Nishi stated that the WWOC has an obligation to explain the technical aspects of water systems as they relate to FORA to the Board. Steve Endsley replied that the Board has taken its own direction but he will support the WWOC in their ability to make technical points. Mike Lerch asked how the last budget and district promises were delivered, such as replenished reserves and promised maintenance. Mike Wegley responded that the deliverables for quarterly report budgets show what is spent, while projects have cross-year budgets and estimate vs. actuals from previous years to help future projections.

c) Facilities/Systems Operations – Permitting & Development Support

Peter Said said that evaluation of MCWD's customer service orientation and responsiveness falls to FORA. Complaints have come to FORA about the permitting process. Mike Wegley remarked that development grants and obligations must be met as well, so it's a two-way street. He requested to hear the complaints. Bob Schaffer shared concerns about MCWD requiring backflow outlets to be installed in inconvenient locations within the Dunes on Monterey Bay residential project. Mike Wegley responded that there appears to be a discrepancy between the approved development plans and what was actually built by the contractor. Mike Wegley noted that MCWD staff would speak to the developer representative to try to identify a solution. Another point made by Ken Nishi was a difference between putting in water meters in central Marina vs. on former Fort Ord lands, credit is given in the former and not the latter; the committee should help. Rick Reidl said that there were miscommunications about where meters were put in and when they were moved afterward it created a mess of crossed water lines, incorrect billing and incorrect shut offs. Steve Endsley offered that Peter Said will unpack what the facts are and make an impartial report on both the customer service aspect and the design aspect to find where things broke down and how to fix them in the future.

7. ITEMS FROM MCWD

a) Review Q4 FY 2014-2015 and Q1 FY 2015-2016 Quarterly Reports

Kelly Cadiante shared the MCWD Fiscal Year (FY) 2014/15 4th Quarter report, including water consumption data, significant operations and management activities, meter installation updates, quarterly fiscal activity and water conservation. Rick Reidl asked for calendar dates to be added to the headings in the chart. Mike Lerch asked for clarification of water line loss at the intertie, how it changes and what the measurements

are. Andy Sterbenz explained the technical aspects of the intertie. Keith Van der Maaten offered to bring the meter data together to add as a line item instead of a footnote. Ken Nishi said that sewage flows do not show total sewage on former Fort Ord. Keith Van der Maaten offered to footnote the small difference.

Kelly Cadiente then shared meter installation data, which is being unbundled from Army data. Now that MCWD is making accounts for specific uses, some meters had been listed as residential that are now listed properly as non-residential.

Kelly Cadiente shared the FY 2015/16 1st Quarter report. The committee expressed enthusiasm about the impressive low water use through conservation during summer drought.

Mike Wegley presented a FY 2014/15 and FY2015/16 CIP update on water system, wastewater system and water augmentation project to the meeting of the whole. Mike Lerch requested that MCWD show budget and expenditures in the "Ord Water 4th Quarter Fiscal Activity" chart. Kelly Cadiente responded that budget amounts don't show in the account system from which the chart is derived. Keith Van der Maaten offered to make a separate sheet of CIP budgets and expenditures per quarter. Mike Wegley went through the table of projects describing individual project status (page 10-12 in meeting packet). Peter Said asked if MCWD breaks out what has been spent to date. Mike Wegley answered that the expenditure is tracked. Rick Reidl requested that the Capital Budget column be clarified as to total project and FY. He asked MCWD to clarify cost share measure and meaning. Mike Wegley offered that cost share reflects the operating expense for the purchase ownership, such as a water tank divided by usage of water. Incidentally, GW-0212 and GW-0112 have the same cost share. Keith Van der Maaten offered to bring an explanation of the cost share projections to a future WWOC meeting. Steve Endsley reminded MCWD that future expenses on CIP project RD-0101 continue not to cover legal fees, as per FORA Board policy.

b) Ord Community Annexation Report

Mike Wegley presented five maps about MCWD's urban service area expansion. One showed LAFCO-approved sphere of influence to the north of Marina. Another showed the existing service area in Central Marina, Ord Community area and Seaside High School. Another showed maximum sphere of influence projections including Seaside, all Ord development parcel areas and some of Ord habitat/open space/parkland. A last map showed the current service area of Seaside County Sanitation District as Sand City, southern Seaside and Del Rey Oaks. He said that the MCWD Board wants to annex the area, so they are restarting the process. Graham Bice asked about annexation of UC lands now instead of later. Mike Wegley said that the Board still has to approve submitting the application. Michael Houlemard asked that the maps be corrected to show correct areas for development parcels. Steve Endsley offered that FORA can help mediate the Southern portion negotiation. Mike Lerch asked how MCWD Board will have exclusive service representation in areas that are not in their JDs for voting. Mike Wegley said they must discuss this but that residents within the service area should be allowed to vote for MCWD Board after annexation occurs. Graham Bice asked what will happen with FORA's allocations. Michael Houlemard answered that FORA owns the water rights until 2020. LAFCO must approve a FORA transition plan by 2018, which will address water rights and other FORA assets and obligations post June 30, 2020. Possibly water rights will be conveyed to the JDs; possibly they will be transferred to a purveyor for all Fort Ord. Ken Nishi added that

MCWD has wastewater rights and FORA has groundwater rights, so he is unsure about the MOU with PCA.

c) Review the Jan-Feb-March work plan schedule

Kelly Cadiente offered to supply more financials to do the January review at the next WWOC meeting. People can submit questions to her. Steve Endsley offered that Peter Said would compile the Q&A and work with staff.

d) Urban Water Management Plan

Mike Wegley reported that he sent out a letter asking what the plans are for land use, so there would be long-range planning to renew the Water/Sewer Master Plan. He requested committee members talk to their planning and public works departments to get information out. Graham Bice asked if a revision of use follows, and Mike Wegley said yes that 20% reduction of use is expected by 2020 and everyone has more than met it.

ITEMS FROM COMMITTEE MEMBERS

Michael Houlemard said that the Post Reassessment Advisory Committee is discussing a water summit to be held at CSUMB and it will cover the science, economics, politics and currency of water in this area and how Fort Ord's agreements affect the adjacent communities. It will likely have an academic viewpoint. It will also include practical management issues and so Steve Endsley invited the general manager to participate in a panel with other water and sewer agency heads at the event later this spring.

ADJOURNMENT

Meeting was adjourned at 3:15 p.m. Next meeting is January 13th, 2016 at 9:30 am or after Administrative meeting adjourns.