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# TOWN OF DISCOVERY BAY *A COMMUNITY SERVICES DISTRICT*

**MINUTES OF THE MEETING**

**OF THE WATER AND WASTEWATER COMMITTEE**

**OF THE TOWN OF DISCOVERY BAY**

**Wednesday February 2, 2022, 5:30 P.M.**

**NOTICE**

**Coronavirus COVID-19**

**In response to the current proclaimed State of Emergency, indoor masking requirements, and recommended measures to promote social distancing imposed by State and local officials, the Town of Discovery Bay Community Services District Board of Directors will take all actions necessary to carry out the intent and purpose of AB 361, including, ensuring that the Directors and meeting attendees may continue to have the option to access and participate in this public meeting by teleconference to avoid imminent risks to the health or safety of the Directors and meeting attendees.**

**To accommodate the public during this period of time that the Board’s Chambers are closed to the public, the Town of Discovery Bay Community Services District Board of Directors has arranged for members of the public to observe and address the meeting telephonically.**

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***Water & Wastewater Committee Board Members***

*Chair Kevin Graves*

*Vice-Chair Ashley Porter*

**A. ROLL CALL**

1. Call business meeting to order 5:30 p.m.
2. Roll Call – all present

**B. PUBLIC COMMENTS (Individual Public Comments will be limited to a 3-minute time limit)**

1. None

**C. DRAFT MINUTES TO BE APPROVED**

 1.None

**D. PRESENTATIONS**

1. Presentation Regarding the Capacity and Connection Fee Study.

Presenter Catherine Tseng from Lechowicz and Tseng Municipal Consultants commented on a correction to information given at the Finance Committee concerning EDUs pertaining to this presentation; the Town has historically assigned 1 EDU per home, regardless of square footage. Proceeding to the presentation of the Water and Sewer Capacity Fee Study: defined what capacity fees are (also called connection fees, one-time fees paid by a new development when building permits are issued to cover costs of new capital projects – these fees do not fund routine maintenance or annual operation costs) and provided an overview as to why an update was needed. The last study was done in 2014 and due to California’s conservation efforts during the last drought there has been state-wide reduced water demand and sewer flow patterns. The Town has also completed previous developer agreements which no longer apply. Discussed the three different Capacity Fee Methodologies (how values are calculated). Method 1 is the Buy-In Method and it was used to calculate the value of existing facilities that have excess capacity to serve new customers. Method 2 is the Average Cost Method and it was used to calculate planned capital projects that benefit both new and existing users. Method 3 is the Expansion Method and it benefits only new development. Reviewed Slide 4 of the presentation which shows reduced water flow compared from 2014 to 2021 due to conservation measures implemented during the last drought and appliances being more efficient now. Demand in California overall has gone down, not just the Town. Wastewater is based on a percentage of water use. These numbers were then used to estimate the number of new customers through the year 2041; 1 EDU = 1 Unit = amount of water / sewer flow used by typical single family residential customer. Commercial customers are more than 1 EDU (based on use). For example, a restaurant can be calculated to be 10 EDUs.

Vice President Porter questioned: Are those configured in here? Or, is it only single dwelling? Are the numbers combined?

Catherine Tseng answered: Yes, residential and commercial customers are combined for the total projected 1,278 EDUs for new customers.

(Proceeding with presentation) Capacity fees are based on three components: 1st component is the Buy-In Capacity Fee which is when new customers buy-in to the Town’s existing water and sewer assets (wastewater cost is higher than water due to wastewater treatment) 2nd component is the New Facility Capacity Fee which is based on the Town’s water and sewer 20-year capital improvement plans, and the 3rd component (only for sewer capacity fee calculation) is the Sewer Denitrification Project Cost of $20M (Town will have to issue a 30-year $13M bond to cover cost)

Vice President Porter questioned: I’m trying to understand the numbers; On Slide 7 the wastewater cost per EDU is $2, 692 and with the denitrification project the cost is $3,657 per EDU – are those combined to give you total per wastewater?

Catherine Tseng answered: Yes, it is an accumulation of all three totals (the Buy-In Fee of $6,455, plus the New Facility Fee of $2,692, plus the Denitrification Fee of $3,657 for a Total Wastewater Capacity Fee of $12,804; Refer to Slide 10 of presentation). Slide 9 of the presentation represents a similar calculation done for the proposed Total Water Capacity Fee of $5,233. These numbers are considered draft numbers as we work with engineers to finalize the project costs. With the proposed fees there is only a 7% increase to current fees and compared to a regional survey it is a median cost.

President Graves directed a question to District Water Engineer Harris: In Slide 6 (Buy-In Capacity Fee), water is extremely less expensive than wastewater (because of facilities needed to process wastewater) but on the next slide (New Facility Capacity Fee) there’s a difference – water costs more per EDU than wastewater; is this because of the new well needed for new facilities?

District Water Engineer Harris: On Slide 7, the key term is ‘new customers’ we’re making a lot of minor improvements to the wastewater treatment plant but a lot of that gets weighted on the back of existing customers (such as retrofits, code compliance, or permit compliance issues that are equal to everybody). So, when you look at the existing customer base, making up 80% of the equation, what is labeled as ‘new customers’ is really new EDUs and shows only a piece of what’s being loaded on to the new.

President Graves questioned: Because the majority of the facilities already exist and have already been paid for?

District Water Engineer Harris added comment: And because the improvements were making in wastewater, much of them, are allocated to existing customers.

President Graves commented that the fact the Town started the Denitrification Project prior to further development of Discovery Bay works out well because we can be much more accurate in our Capacity Fees.

District Water Engineer Harris commented that the other benefit is that we got a preliminary shot at the Denitrification Project in the previous 2014 Capacity Fee Case Study and the importance of that is all the homes that have been connected since then have paid a higher rate and that’s the reason the Town is borrowing $13M instead of $20M for the project.

President Graves commented that the benefit of the Water and Sewer Capacity Fee Study is that it provides the legal compliance for setting the Town’s capacity fees.

**E. DISCUSSION ITEMS**

1. Discussion Regarding the Preliminary Traffic Control Plan for Waterline Replacement in Discovery Bay Boulevard.

Projects Manager Yeraka summarized the plan for the Waterline Replacement in Discovery Bay Boulevard, specifically located by the Lakeview Business Plaza when coming into town from Discovery Bay Boulevard. The 6” pipeline (400 feet long) offers commercial service connections and service to fire hydrants and irrigation systems but has been prone to breaking and replacing it is part of the Capitol Improvement Project. Staff report includes a photo of the work area and highlighted in green is where the waterline will be replaced. Traffic control will be required. Due to the concerns the Board has already heard from the public regarding the Discovery Bay Boulevard and Highway 4 intersection, the Town thought it best to present this Preliminary Traffic Control Plan to the Board. However, this Preliminary Traffic Control Plan has already been approved by the County. The intent is to have the contractor close down the lanes where the work is, diverting traffic to the other side, and have flaggers to allow turns and access into the Lakeview Business Plaza parking lot area. We want bidders to know we are expecting this from them and it’s been approved by County. The intended hours of the aforementioned traffic control would be Monday – Friday, 8:30 a.m. - 4:30 p.m. (normal traffic patterns will occur outside those hours). This is anticipated to be a 3-4 week project. Bids are expected to take place at the end of February. The intent of this presentation is to notify the public of this upcoming project and avoid surprises of unexpected traffic control. We will, of course, notify all local business and residents two weeks before the start of the project.

General Manager Breitstein affirmed the Town will utilize the message board, Facebook, and Instagram to alert residents as well.

President Graves asked what the estimated costs are.

General Manager Breitstein responded that estimated costs were presented and approved by the Board at the August 19, 2020, Board meeting. ($590K project budget)

Vice President Porter questioned: Are we alerting schools for the parents being impacted?

Projects Manager Yeraka answered: Yes – good input. The other half of this project is replacing about 1,000 feet of watermain on Edgeview and St. Andrews.

President Graves questioned: Are you alternating driveways for access to the business plaza?

Projects Manager Yeraka answered: The means and methods are up to contractor but they must provide access to driveways at all times / access to shopping center.

President Graves questioned: It dead ends at end of the green?

Projects Manager Yeraka answered: Yes.

President Graves questioned: Why are we having problem with this particular section?

Water and Wastewater Manager Goldsworthy answered: In the last 10 years we’ve had two main breaks in this particular section and because of where it’s at it can cause some major damage. It needs to be replaced for safety reasons.

President Graves concurred it’s old infrastructure.

Projects Manager Yeraka concluded his presentation.

1. Discussion Regarding the Denitrification Update.

District Water Engineer Harris provided the first update of the initial 6 months and will periodically give updates to the Water and Wastewater committee and, if requested, to the Board. Anderson Pacific Engineering Constructors is the contractor conducting the work. What is being done is improvements to Plant No. 2, essentially ripping the heart of the plant open and adding a new Ox Ditch, three new Anoxic Basins, and improvements to the Headworks, as well as miscellaneous improvements. This project includes other monies that were in the Master Plan Upgrade Project; The Town originally scheduled for Plant No. 1 improvements but it was later decided to kill those and build on Plant No. 2 instead. This is a two year project and we are six months in. Due to unexpected delays due to Covid and Supply Chain Issues there is a new finish date of July 7, 2023. New Permit Conditions start December 31, 2023, which will allow time to break in the new system. The contract amount is under $16M, low bid by $3.9M. Significant savings on this contact due to familiarity. $3.3M spent so far.

President Graves questioned: Does the $3.3M account for soft costs?

District Water Engineer Harris answered: No.

General Manager Breitstein added comment: We’ve spent about $5M total so far.

District Water Engineer Harris proceeded with the presentation. Every project has challenges; The challenge for this project is to keep everything functioning during construction which is achieved by significant staging. We also have deep excavations for ground water. Ground water is 6 feet down and we are going down 26 feet so we are constantly fighting ground water. Covid delays were encountered; Contactor crew got Covid and could not work. The manufacturer also cancelled the supply order two months into the project and we had to find an alternative manufacturer.

President Graves asked if there was a cost impact.

District Water Engineer Harris answered in the affirmative.

President Graves questioned: What is a slide gate and where is it getting installed?

District Water Engineer Harris responded: A slide gate is when a pipe enters a structure you want to shut that pipe off it drops down and stops the flow on a pipe.

President Graves questioned: How many slide gates are in the project?

District Water Engineer Harris: 17. (Proceeded with presentation.) Other challenges: the hurricane in Houston, TX increased PCP premium costs and some pipe fittings are not available. Plant No. 1 rehab issues include the emergency repair of pump stations and installation of pumping for maintenance.

President Graves questioned: Are the repairs occurring currently?

District Water Engineer Harris answered: Yes, for another month or two. At Plant No. 2 we’re adding oxidation ditch No. 4, anoxic basins No. 2, 3, 4, and IMLR pump stations No. 2, 3, 4. Also rehabilitating headworks (replacing all mechanical equipment) and replace bar screens. Unexpected surprises during the project include Plant No. 1 issues, heavy rain in November, December set back project, and emergency repairs. Regarding the influent pump station, pipes were leaking and when inspected it was confirmed all pumps were exhibiting damage. Discussed Rotor 3 failure. The aerobic digester bank had to be rebuilt as an emergency situation. PS-W had structural failure – started having piping failure a few years ago. Part of this project was to fix the piping but further issues were found. For safe access, the roof and structure had to be condemned. PS-W is still running (on a temporary basis) but it’s a hole in the ground now and we’ll have to decide what we want to do next (there’s no way to do maintenance) – new location? The project is more expensive than originally planned and will need a total rebuild so more thought into the project is needed. What is PS-W going to be? What’s in the best interest of the Town to build?

President Graves questioned: What part of these repairs are covered in our CIP?

General Manager Breitstein answered: Repairs are covered but the rebuild is not covered.

President Graves commented: We know we have a rag problem. Typically, where do we address that rag problem?

District Water Engineer Harris answered: At Plant No. 2.

President Graves questioned: So, it might be better to put a filter prior to a screen to help have it cleaned out on a regular basis?

District Water Engineer Harris commented: Screens are another $1M, bringing the total project up to $2M. The reason being that it would require a new design and equipment.

President Graves commented: Well, rags aren’t going away.

District Water Engineer Harris concurred; So many pump stations are all dumping into one location and its excessive, causing the rag buildup issue.

President Graves questioned: Do we have reserves? Can we use money from there to cover the additional cost?

General Manager Breitstein answered: Yes, we have money in reserves, but that’s for emergency use – we need to look for funds outside of reserves because that money can’t be used for everything.

President Graves requested to add a future agenda item to discuss how the Town can address the public to replenish reserves.

**ADDITIONAL MATERIALS: Manhole damage**

District Water Engineer Harris presented the results of a Discovery Bay Manhole Inspection recently done. It found that the coating on the majority of the manholes is failing and some is completely gone. The bottom area is getting covered and it’s supposed to be open. The Wayfair Drive manhole is the only one in good shape.

President Grave questioned: We’re going to use the same product again?

District Water Engineer Harris answered: It’s the best product. Corrosion is so bad there is no product that will stand long term; quote $82K.

President Graves requested research be done and a proposal to address corrosion be brought to the next Board of Directors meeting; There is a sense of urgency.

1. Discussion Regarding an Update on Digest Pond Repairs and Cattail Removal.

Veolia Project Manager Harper provided an update on the Digest Pond Repairs and Cattail Removal. On October 26, 2021, the wastewater hard their Annual Inspection by the State and on November 30, 2021 the Official Statement from the State was received with one area of concern (not a violation): Excessive cattails and palm trees around the lagoon. Veolia responded before the deadline of December 20, 2021 and two weeks ago completed the removal from both lagoons 1 and 2 and submitted the Statement of Fact to the State with photos and it has been approved.

**F. FUTURE DISCUSSION/AGENDA ITEMS**

 1. None

**G. ADJOURNMENT**

1. Adjourned at 6:46 PM to the next Standing Water & Wastewater Committee meeting at the Community Center located at 1601 Discovery Bay Boulevard.

“This agenda shall be made available upon request in alternative formats to persons with a disability, as required by the American with Disabilities Act of 1990 (42 U.S.C. § 12132) and the Ralph M. Brown Act (California Government Code § 54954.2). Persons requesting a disability related modification or accommodation in order to participate in the meeting should contact the Town of Discovery Bay, at (925) 634-1131, during regular business hours, at least forty-eight hours prior to the time of the meeting.”

"Materials related to an item on the Agenda submitted to the Town of Discovery Bay after distribution of the agenda packet are available for public inspection in the District Office located at 1800 Willow Lake Road during normal business hours."