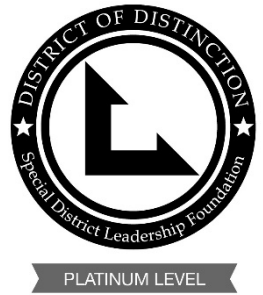




TOWN OF DISCOVERY BAY

A COMMUNITY SERVICES DISTRICT

SDLF Platinum-Level of Governance



President – Carolyn Graham • Vice-President – Bryon Gutow • Director – Kevin Graves • Director – Ashley Porter • Director – Lesley Belcher

**NOTICE OF THE REGULAR MEETING
OF THE WATER AND WASTEWATER COMMITTEE
OF THE TOWN OF DISCOVERY BAY
Wednesday, April 2, 2025, 5:30 P.M.**

TO ATTEND IN PERSON: The meeting will be held at the Community Center located at 1601 Discovery Bay Boulevard.

In addition to physical attendance at the address indicated above, the Town of Discovery Bay Community Services District is offering the following teleconferencing options as an alternative means for the public to participate in this meeting.

TO ATTEND BY ZOOM WEBINAR: <https://us06web.zoom.us/j/81370654114>

TO ATTEND BY PHONE: +1 (669) 444 9171 or +1 (719) 359 4580 **WEBINAR ID:** 813 7065 4114

Download Agenda Packet and Materials at <http://www.todb.ca.gov/>

Water and Wastewater Committee Members

Chair Kevin Graves

Vice-Chair Carolyn Graham

A. ROLL CALL

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

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

During Public Comments, the public may address the Committee on any issue within the District's jurisdiction which is not on the Agenda. The public may comment on any item on the Agenda at the time the item is before the Committee for consideration. Any person wishing to speak will have 3 minutes to make their comment. There will be no dialog between the Committee and the commenter as the law strictly limits the ability of Committee members to discuss matters not on the agenda. We ask that you refrain from personal attacks during comment, and that you address all comments to the Committee only. Any clarifying questions from the Committee must go through the Chair. Comments from the public do not necessarily reflect the viewpoint of the Committee members.

C. DRAFT MINUTES TO BE APPROVED

1. Approve Water and Wastewater DRAFT Meeting Minutes of March 5, 2025.

D. UPDATES

1. Ongoing Project Updates.

E. DISCUSSION

1. Veolia Solar Energy Project.

F. FUTURE DISCUSSION/AGENDA ITEMS

G. ADJOURNMENT

1. Adjourn to the next Standing Water and 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."



TOWN OF DISCOVERY BAY

A COMMUNITY SERVICES DISTRICT

SDLF Platinum-Level of Governance



PLATINUM LEVEL

President – Carolyn Graham • Vice-President – Bryon Gutow • Director – Kevin Graves • Director – Ashley Porter • Director – Lesley Belcher

MINUTES OF THE REGULAR MEETING OF THE WATER AND WASTEWATER COMMITTEE OF THE TOWN OF DISCOVERY BAY Wednesday, March 5, 2025, 5:30 P.M.

Water and Wastewater Committee Members

Chair Kevin Graves

Vice-Chair Carolyn Graham

A. ROLL CALL

1. Call business meeting to order 5:30 p.m.
2. Roll Call was taken, and all members were present.

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

None.

C. DRAFT MINUTES TO BE APPROVED

1. Approve Water and Wastewater DRAFT Meeting Minutes of February 5, 2025.

Vice-Chair Graham made a Motion to Approve the February 5, 2025 Draft Meeting Minutes.
Chair Graves seconded.

Vote: Motion Carried – AYES: 2, NOES: 0, ABSTAINED: 0, ABSENT: 0

D. UPDATES

1. Lift Station Repairs.

Presented by Veolia Project Manager Anthony Harper.

- Lift stations in Lakeshore Village II and Lakes Village IV are being repaired.
- Preconstruction meeting is scheduled for March 10.
- Service to residents will not be interrupted.

2. Community Center Sewer Repair.

Presented by Veolia Project Manager Anthony Harper.

- Contractor will provide schedule for repair on March 10th.
- Project should take approximately 2-3 weeks to complete.
- One driveway to the Community Center should remain open to traffic.
- Encroachment permit will be filed with the County.

3. Geographic Information System (GIS).

Presented by Water and Wastewater Manager Aaron Goldsworthy,

- GIS is a tool used to map using GPS coordinates.
- System is continually updated.
- GIS is used to track all Town assets.

4. Well 5.

Presented by Veolia Project Manager Anthony Harper.

- Well 5 has been unactive due to secondary water quality concerns.
- Veolia has received state approval to destroy Well 5.
- Process takes 2-3 weeks.

E. DISCUSSION

None.

F. FUTURE DISCUSSION/AGENDA ITEMS

None.

G. ADJOURNMENT

1. Adjourned at 5:53p.m. to the next Standing Water and Wastewater Committee meeting at the Community Center located at 1601 Discovery Bay Boulevard.

Veolia North America

Sustainable Industries & Buildings (SIB)

Energy Conservation & Renewable Energy
Generation Program – (Phase 2)

Town of Discovery Bay CSD

Prepared by: John J. Burdette III, CEM, LEED AP

04/02/2025



INTRODUCTIONS



John J. Burdette III, CEM, LEED AP
Senior Program Development Manager
Sustainable Industries & Buildings
Veolia North America

Mobile: +1-530-368-7886
Email: john.burdette@veolia.com



VEOLIA SIB ENERGY PROGRAM SUPPORTED BY:



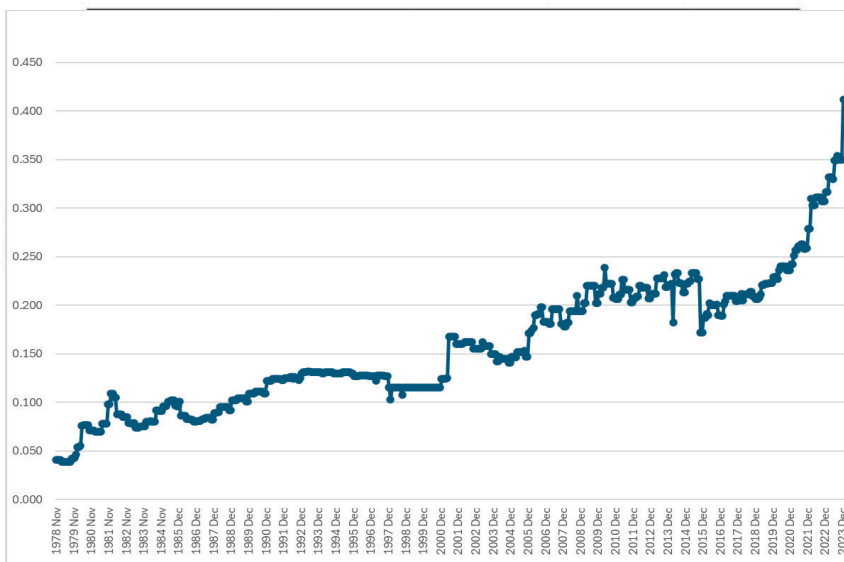
CHALLENGES – FOR LOCAL GOVERNMENT’S

Where do you go from here?

- High Energy Costs Escalation, over 10%+ annual average!
- Utility Grid Reliability – Dirty Power – Equipment Loss
- Resiliency – Power Outages - Public Safety Power Shutoffs
- Climate Change – Drought, flooding, wildfires and severe weather events are more common now than ever before in our history.
- Limited Financial Resources
- Growing Pains – Future Planned Expansion
- Knowledge of Rebates, Incentives and Grants



UTILITY COSTS ON THE RISE



Pacific Gas and Electric Company



| | |
|--------|-----------------------------------|
| 476% | Total Price Increase over dataset |
| 11.32% | Average Annual Increase |

Over 25% escalation in the last two years!

Town of Discovery Bay Community Services District

How much do we spend?

| PACIFIC GAS & ELECTRIC BILLS FOR THE TOWN OF DISCOVERY BAY | | |
|--|---|----------------|
| FISCAL YEAR 2022-2023 | | |
| | LOCATION | YTD |
| SEWER | | |
| 2068717367 | Pump Sta. G (Starboard & Willow Lake Road) | \$578.35 |
| 2172798583 | Pump Sta. R (Newport Dr. & Beacon Place) | \$1,044.82 |
| 2527523840 | Pump Sta. S (Foghorn Way) | \$7,295.02 |
| 3016215056 | Pump Sta. F (Willow Lake & Riverlake) | \$11,067.20 |
| 3101013480 | 8501 Pinehollow Circle #A - Village 4 | \$4,685.61 |
| 3497478298 | Lakeshore Lift Station (33 Yosemite Ct) | \$18,391.13 |
| 4201000606 | Golf Course Valve Station (17498 Hwy 4) | \$925.74 |
| 4516230349 | Pump Sta. H (Marina Rd & Cherry Hills) | \$153.00 |
| 7312115505 | Pump Sta. C (Beaver & Willow Lake) | \$933.09 |
| 7312115570 | Newport Lift Station (Newport Dr @ Worthing Way) | \$36,089.98 |
| 7312115758 | Pump Sta. D (Across from 765 DB Blvd) | \$2,107.55 |
| 7312115789 | Pump Sta. J (Clipper & Windward Point) | \$4,413.22 |
| 7312115920 | WWTP Plant #2 | \$518,739.41 |
| 7312121239 | Pump Sta. A (Lot Adj. To 4810 Discovery Point) | \$1,260.24 |
| 7318502621 | Pump Sta. E (DB Blvd & Cabrillo Point) | \$4,877.14 |
| 8343916845 | 5189 Fern Ridge Circle - Lakes Lift Station - Village 5 | \$14,612.57 |
| 8440119392 | 30 Learning Ln/ Knightsen School Pump Station | \$289.31 |
| 1181942262-4 | WWTP Plant #1 | \$64,038.70 |
| Sub-total | | \$691,502.08 |
| WATER | | |
| 2943721226 | Well #2 (DB Blvd & Next to Fire Station) | \$37,528.21 |
| 2943721527 | Well #3 (DB Blvd. & Edgeview Drive) | \$246.36 |
| 2948725127 | Well #1 (DB Blvd between 1045 & 1035) | \$105,442.09 |
| 2948805668 | Newport Water Treatment | \$185,427.60 |
| 2990602871 | Willow Lake Water Treatment Plant | \$155,192.27 |
| 6760524072 | Irr Controller (Next to lite pole 9267 Newport @ Well 5A) | \$157.61 |
| 2949518245 | Well #5 (Newport Dr. & Clipper) | \$26,507.77 |
| 8609981005 | Well #1 Gas (DB Blvd between 1045 & 1035) | \$564.42 |
| 1521433231-2 | Well #7 (2200 Newport Dr) | \$84,988.00 |
| Sub-total | | \$596,054.33 |
| Grand total | | \$1,287,556.41 |

WWTP #1

WWTP #2

Newport Water Treatment Plant

\$768,205.71 Annual Electricity Price

2022-2023 Cost Data! Veolia is in process of refreshing as costs have increased again over 12%!

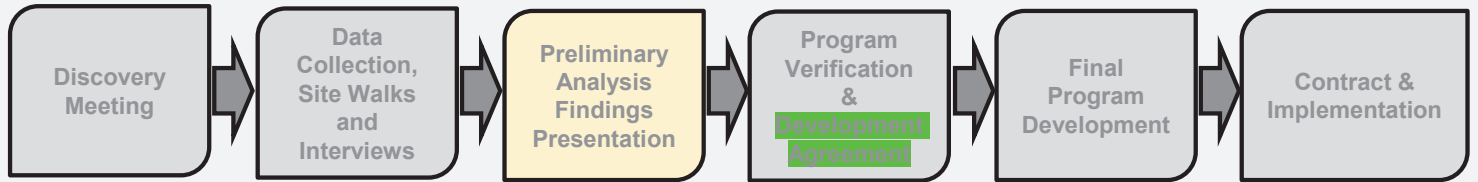
PROGRAM GOALS – Town of Discovery Bay CSD

What are we trying to accomplish?

1. To increase resiliency for critical facilities for the TODB CSD, such as the community center, water and wastewater treatment plants.
2. To reduce long-term cost savings through reduced electricity, gas and water usage.
3. Upgrade antiquated and inefficient equipment
4. To reduce carbon footprint and greenhouse gas emissions
5. To secure grants, rebates and incentives that are available to the TODB CSD.
6. To utilize the Community Center as an Emergency Response Center in the event of a climate or other emergency.
7. Provide a comfortable and safe environment for all occupants of city facilities.
8. Minimize the financial and technical risk to the TODB CSD.
9. Community Outreach
10. Provide comprehensive funding solution to the TODB CSD.
11. EV Charging Pilot.



VEOLIA'S PROVEN (SIB) PROGRAM – Phase 2



- Introduce Veolia SIB Program
- Identify Challenges/ Trends
- Identify Goals & Objectives
- Action Plan

- Collect facility information and square footages of your facilities.
- Collect and analyze your utility cost and consumption data.
- Identify any existing technical issues or deferred maintenance scope items..

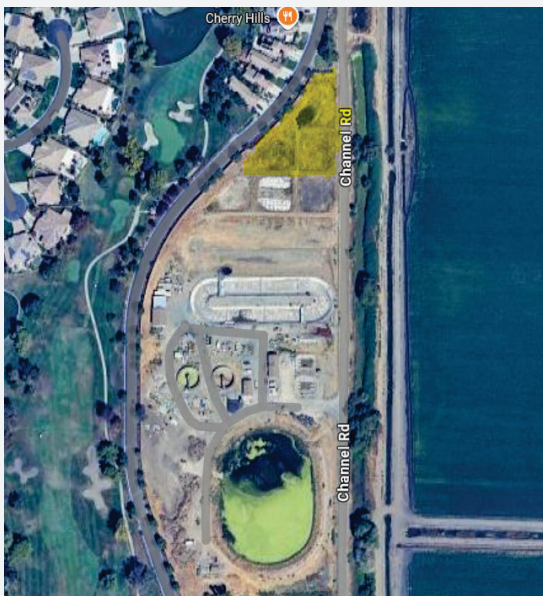
- Select Scope of Work Measures to include in the program development process
- Estimated Savings
- Estimated Implementation Costs
- Estimated Greenhouse Gas Emission Reductions

- Verify Detailed Scope of Work
- Funding Solution
- Identify and Apply for Rebates, Grants and Incentives
- Confirm Schedule
- Review Financial Performance
- Draft Program Contract Review

- Finalize Funding Solutions
- Post Two Week Notice for CA Government Code 4217 Compliance
- Public Hearing & Resolution During Regularly Scheduled Board Meeting
- Present Final Guaranteed Costs & Savings
- Board Resolution

- Execute Contract
- Implementation of Measures
- Measurement & Verification (M&V)
- Energy Management Services
- Performance Guarantee
- Hubgrade

Phase 2 Program – WWTP #1



- Locate solar as North as possible on WWTP#1
- Block wall to the East will block from street view solar array
- Clean fill will be brought in and compacted to fill the old retention ponds.
- Ground Mounted, Fixed Tilt
- Battery Energy Storage System (BESS)

Phase 2 Program – WWTP #2



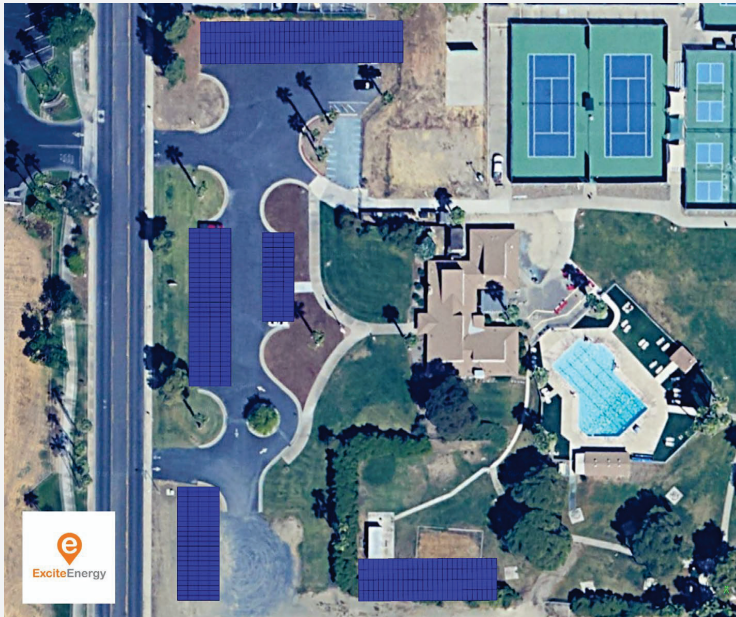
- Locate solar South of WWTP#2
- Allows space for future WWTP#2 Plant Expansion
- Clean fill will be brought in and compacted to lift solar renewable energy system above flood zone if required.
- Ground Mounted, Fixed Tilt
- Battery Energy Storage System (BESS)
- HVAC Upgrades - Electrification

Phase 2 Program – Newport Water Treatment Plant



- Solar & Battery Energy Storage Systems
- HVAC Upgrade
- LED Lighting

Phase 2 Program – Community Center



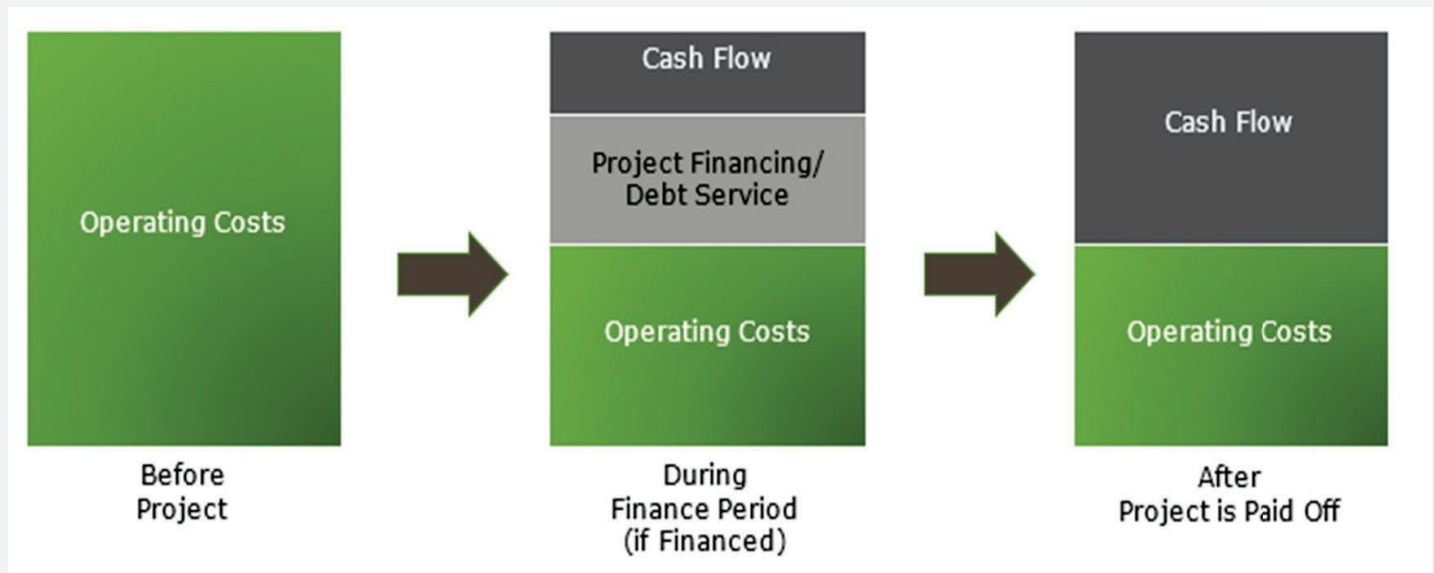
- Solar Renewable Energy System is already in design to be implemented in Phase 1.
- Assisted District in applying for EV Charging Grants, application pending.
- Collaborated with architect and engineers with respect to new administration building location and chargers.
- Backup Generator for the Community Center for Emergency Response Center included in Phase 2.

Phase 2 Program – Scope of Work

1. PV and Battery Energy Storage System (BESS) - *fencing to be included as part of scope*
 - WWTP1
 - WWTP2
2. LED Lighting
 - Newport WTP
3. HVAC Upgrades - Convert to Heat Pumps
 - WWTP-2 (*also setback temperature in office*)
 - HOA Lift Station Electrical Room
 - Well #1 Office
4. High Efficiency Pumps
 - Well #1
 - Well #4
 - Lift Pumps from WWTP-1 to WWTP-2
5. Battery Energy Storage Systems
 - Well Pump Station #1
 - Well Pump Station #2
 - Newport Water Treatment Plant
6. EV Chargers for Community Center
7. Diesel Back-up Generator with ATS for Community Center

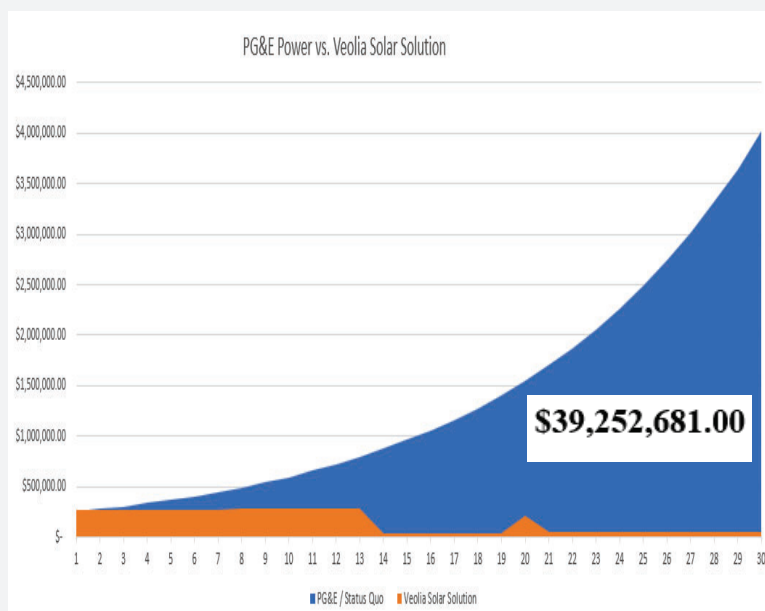
- Reviewed all energy conservation measures with district staff.
- Conducted site visits and refined scope of work to energy conservation measures that will have the highest financial impact / savings for the district.
- Will work with district's municipal financial advisor on funding solutions.
- Discussed budgets with district's finance director.

BUDGET NEUTRALITY



Environmental solutions for business, industry and communities

So what? What does that mean for us?



Projected Electrical Cost Savings over life of Solar Renewable Energy System @ 10% PG&E Annual Escalation, 1,084% ROI

Environmental solutions for business, industry and communities

FUNDING SOLUTIONS

Leveraging Available Funding & Tax Incentives

California Infrastructure and Economic Development Bank (IBank)

The California Infrastructure and Economic Development Bank (IBank) was created in 1994 to finance public infrastructure and private development that promote a healthy climate for jobs, contribute to a strong economy and improve the quality of life in California communities. IBank has broad authority to issue tax-exempt and taxable revenue bonds, provide financing to public agencies, provide credit enhancements, acquire or lease facilities, and leverage State and Federal funds.

Inflation Reduction Act (IRA) 30% Investment Tax Credit/Grant Direct Payment to Municipalities

Veolia assist the Town of Discovery Bay CSD to apply for and secure the direct payment from the US Treasury.



Identifying Federal Tax Incentives

Inflation Reduction Act

Summary of Investment Tax Credit (ITC) and Production Tax Credit (PTC) Values Over Time

| | | | Start of Construction | | | | | | |
|---------------------------|---|---|-----------------------|--------------|--------|--------------|--|--|---|
| | | | 2006 to 2019 | 2020 to 2021 | 2022 | 2023 to 2033 | The later of 2034 (or two years after applicable year *) | The later of 2035 (or three years after applicable year *) | The later of 2036 (or four years after applicable year *) |
| ITC | Full rate (if project meets labor requirements *) | Base Credit | 30% | 26% | 30% | 30% | 22.5% | 15% | 0% |
| | | Domestic Content Bonus | | | | 10% | 7.5% | 5% | 0% |
| | | Energy Community Bonus | | | | 10% | 7.5% | 5% | 0% |
| | Base rate (if project does not meet labor requirements *) | Base Credit | 30% | 26% | 6% | 6% | 4.5% | 3% | 0% |
| | | Domestic Content Bonus | | | | 2% | 1.5% | 1% | 0% |
| | | Energy Community Bonus | | | | 2% | 1.5% | 1% | 0% |
| | Low-income bonus (1.8 GW/yr cap) | <5 MW projects in LMI communities or Indian land | | | | 10% | 10% | 10% | 10% |
| | | Qualified low-income residential building project / Qualified low-income economic benefit project | | | | 20% | 20% | 20% | 20% |
| PTC for 10 years (\$2022) | Full rate (if project meets labor requirements *) | Base Credit | | | 2.75 ¢ | 2.75 ¢ | 2.0 ¢ | 1.3 ¢ | 0.0 ¢ |
| | | Domestic Content Bonus | | | | 0.3 ¢ | 0.2 ¢ | 0.1 ¢ | 0.0 ¢ |
| | | Energy Community Bonus | | | | 0.3 ¢ | 0.2 ¢ | 0.1 ¢ | 0.0 ¢ |
| | Base rate (if project does not meet labor requirements *) | Base Credit | | | 0.55 ¢ | 0.55 ¢ | 0.4 ¢ | 0.3 ¢ | 0.0 ¢ |
| | | Domestic Content Bonus | | | | 0.1 ¢ | 0.0 ¢ | 0.0 ¢ | 0.0 ¢ |
| | | Energy Community Bonus | | | | 0.1 ¢ | 0.0 ¢ | 0.1 ¢ | 0.0 ¢ |

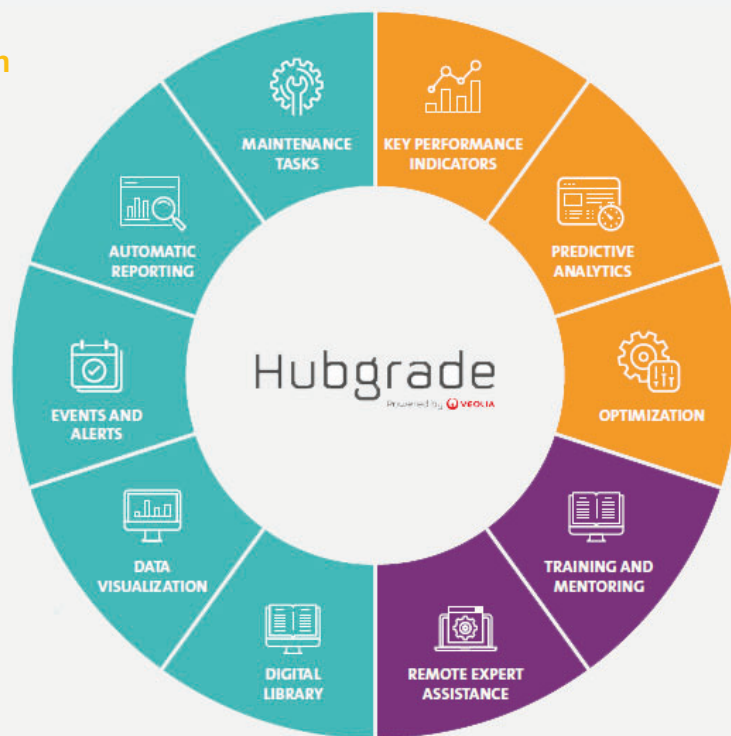
a "Applicable year" is defined as the later of (i) 2032 or (ii) the year the Treasury Secretary determines that there has been a 75% or more reduction in annual greenhouse gas emissions from the production of electricity in the United States as compared to the calendar year 2022.
b "Labor requirements" entail certain prevailing wage and apprenticeship conditions being met.




Federal Funding Real-Time Intelligence

Hubgrade

Advanced Intelligence (AI) coupled with Human Experience



 Environmental solutions for business, industry and communities



Questions?



INVESTMENT PERFORMANCE

Net Energy Metering (NEM-A) v2.0

\$ 3,080,620.00

\$ 589,331.00

\$ 2,491,289.00

Phase 1 - Program Investment
Estimated Federal ITC Direct Pay

Phase 1 – Program Investment After Federal ITC Grant Payment

397.7%
\$12,251,558.00

Return on Investment (ROI) @ 6%
Electricity Costs Savings of Program @ 6% PG&E Escalation

987.62%
\$30,424,934.00

Return on Investment (ROI) @ 10%
Electricity Costs Savings of Program @ 10% PG&E Escalation



Community Center & Willow Water Treatment Facility

Table 1.0: EEM Summary Table


| EEM No. | Measure Description | Electrical Savings (kWh/yr) | Gas Savings (Therms/yr) | Energy cost savings (\$/yr) | Project cost (\$) | Simple payback (years) |
|---------|--|-----------------------------|-------------------------|-----------------------------|-------------------|------------------------|
| 1 | Install a 328 kW PV Carport System - Community Center & WLWTP | 526,748 | 0 | \$ 185,002 | \$2,311,103 | 12.5 |
| 2 | Install New LED Path-Lighting - Community Center | (3,578) | 0 | \$ (1,145) | \$44,664 | N/A |
| 3 | Install new LED Pole Lighting in Parking Lots - Community Center | (3,578) | 0 | \$ (1,145) | \$540,926 | N/A |
| 4 | Replace Natural Gas Pool Heater with Heat Pump Water Heaters - Community Center | (45,188) | 9,639 | \$ 2,794 | \$89,968 | 32.2 |
| 5 | Replace the AC and furnace with heat pumps - Community Center | (8,648) | 2,150 | \$ 1,081 | \$86,202 | 80 |
| 6 | Replace the domestic water heater with a heat pump water heater - Community Center | (3,704) | 613 | \$ (88) | \$5,855 | N/A |
| 7 | Install LEDs inside the booster pump room | 1,820 | 0 | \$ 582 | \$1,901 | 3.3 |
| 8 | Schedule filter backwash during off-peak hours | 42 kW | 0 | \$ 6,431 | \$4,329 | 0.7 |
| TOTALS | | 463,872 | 12,402 | \$193,512 | \$3,084,949 | 15.9 |



Simple payback metric does not include utility escalation over time. Required metric for CEC ECAA Loan

Only with Veolia can you achieve!

- **Leverage of Tax Incentives and Cash Payments Funding:** Veolia aids the TODB CSD in securing the Federal Investment Tax Credit (ITC) with Cash Payment to Special Districts to reduce capital expense of implementing the system.
- **Financing Solutions:** Veolia assists the TODB CSD in identifying rebate, incentives, and low interest financing options that are available.
- **Decrease Operating Costs (Utility and O&M):** Veolia helps stabilize budgets from volatility in the energy marketplace and once the debt service is paid in full, all subsequent energy cost savings are realized, and operating budgets are permanently lowered.
- **Hedge Against Historical High Utility Escalation Rates:** PG&E has high electric escalation rates as illustrated by the data over the last 40 years. Veolia's proposed program will hedge against these inflationary pressures.
- **Guaranteed Performance:** Veolia is obligated to pay in the event of an energy savings shortfall and must guarantee the energy savings. If actual savings are lower than guaranteed, Veolia reimburses the owner for the shortfall.
- **Measurement & Verification:** Annual energy savings verification is conducted per the International Performance Measurement & Verification Protocol (IPMVP), an industry standard to prove the savings is being achieved.
- **Accountability:** Veolia serves as the single point of accountability. No finger pointing between consultants, subcontractors and equipment manufactures / vendors.
- **Create Long Term and Sustainable GHG / Carbon Footprint Reduction:** Hubgrade energy & carbon footprint reduction dashboards.

 Environmental solutions for business, industry and communities

ENVIRONMENTAL BENEFITS

Carbon Reduction & Climate Action Planning Goals per AB32

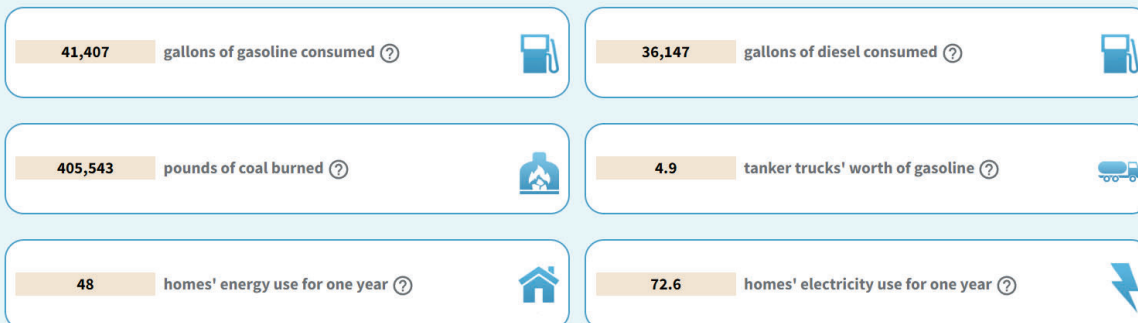



(368) Metric Tons of Carbon Dioxide (CO2) Equivalent Reduction Annually!

This is equivalent to greenhouse gas emissions from:




This is equivalent to CO₂ emissions from:



 Environmental solutions for business, industry and communities

Current Implementation Status Update




 Environmental solutions for business, industry and communities

Town of Discover Bay Sustainability Journey

| | |
|---|----------------|
| • Introduction to Veolia's Facility & Building Services (FBS) Program | 08/2023 |
| • Presentation to Water & Wastewater Committee | 10/2023 |
| • Utility and Site Data Collection | 11/2023 |
| • Preliminary Site Walks | 12/2023 |
| • Preliminary Utility Data Analysis | 12/2023 |
| • Presentation of the Preliminary Analysis and ECM Selection | 01/2024 |
| • Program Memorandum of Agreement (MOA) | 01/2024 |
| • PG&E Solar Design and Interconnection Applications Submitted for NEM-A v2.0 | 02/2024 |
| • Program Development | 04/2024 |
| • CEC ECAA 1% Interest Loan Program Application & CEQA Board Resolution | 05/2024 |
| • CEC Required Feasibility Study Finalization | 07/2024 |
| • CEC Loan Funding – February 2025 | 02/2025 |
| • Board of Directors Approval | 12/2024 |
| • Phase 1 Completion No Later Than Feb. 2027 to keep NEM-A v2.0 Grandfathering | 02/2027 |



 Environmental solutions for business, industry and communities