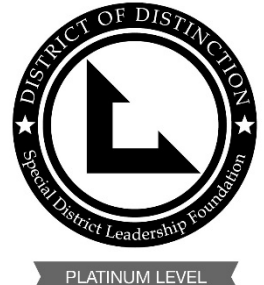




TOWN OF DISCOVERY BAY

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 BOARD OF DIRECTORS
OF THE TOWN OF DISCOVERY BAY
Wednesday, April 16, 2025 7:00 P.M.**

REGULAR MEETING 7:00 P.M.

A. ROLL CALL AND PLEDGE OF ALLEGIANCE

1. Call business meeting to order 7:00 p.m.
2. Director Graves led the Pledge of Allegiance.
3. Roll Call was taken, and all members were present with the exception of Director Porter who was absent.

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

1. The Speaker commented on pickleball court rental at Cornell Park.

C. CONSENT CALENDAR

All matters listed under the CONSENT CALENDAR are considered by the District to be routine and will be enacted by one motion.

1. Approve Regular Board of Directors DRAFT Meeting minutes from April 2, 2025.
2. Monthly Disbursement Report – February 2025.
3. Approve Cancellation of the July 2, 2025, Regular Board of Directors Meeting.

Vice President Gutow made a motion to approve the Consent Calendar.

Director Graves seconded.

Vote: Motion carried – AYES: 4 – Graham, Gutow, Graves, Belcher, NOES: 0, ABSTAINED: 0, ABSENT: 1 - Porter.

D. PRESENTATIONS

1. Veolia.

Presented by Veolia Project Manager Anthony Harper.

- 630 Safe working days.
- All water wells are online except for Well 2 which is having electrical issues. Staff is looking into future options for Well 2.
- Hydrant flushing is ongoing.
- Valve exercising is ongoing.
- Consumer confidence report is in progress.
- All lift stations are active.
- There were zero customer complaints in March.
- There were zero sewer overflows in March.

E. DISCUSSION AND POSSIBLE ACTION

1. Discussion and Possible Action Regarding Water and Wastewater Rate Study and Proposition 218 Process Schedule.

Presented by Alison Lechowicz of Lechowicz and Tseng Municipal Consultants.

- Water and sewer rates are subject to Proposition 218.
- Rates must proportionally recover costs based on how customers take service.
- Covers rates for a maximum 5-year period.
- Procedural requirements include conducting a rate study, mailing a notice to property owners/tenants, holding a hearing a minimum of 45 days later, and protest voting.
- Last rate study was conducted in 2020.
- Rate study goals are to collect sufficient funds to cover operations and maintenance, debt obligations, repairing and replacement of infrastructure and maintaining prudent reserves.
- New rates would take effect July 1, 2025.
- Capital water projects factored into the proposed rates include Solar Project, Administration Building, Well 2, Well 8, Mainline Pipeline and Underwater Crossing.
- Average Town of Discovery Bay customer bill is approximately \$57.00/month. Proposed FY 2025/2026 bill is approximately \$69.00/month.
- Capital wastewater projects include Solar Project, Administration Building, Belt Press at WWTP#2, Decant Station and Fencing at Plant #2.
- Current Town of Discovery Bay customer sewer bill is approximately \$88.00/month. Proposed FY 2025/2026 bill is approximately \$94.00/month.
- Public Hearing is scheduled for June 18.

Director Belcher inquired about the communication with the public being done for the Rate Study.

Alison Lechowicz will be present at the May 1st Open House Event.

Director Belcher asked General Manager Breitstein to identify capital improvement projects on the horizon.

Public Comment:

1. The speaker asked if future development was considered in the preparation of the Rate Study.

Director Graves made a motion to approve staff recommendation to receive and accept the proposed Water and Wastewater Rates Study for Fiscal Years 2025 through 2030, direct staff to schedule a Public Hearing in accordance with Prop 218 for the adoption of the proposed rate increases for June 18, 2025, and direct staff to provide notice to affected property owners for the Public Hearing in accordance with Proposition 218.

Director Belcher seconded.

Vote: Motion carried – AYES: 4 – Graham, Gutow, Graves, Belcher, NOES: 0, ABSTAINED: 0, ABSENT: 1 - Porter.

F. MANAGER'S REPORT

Landscape Manager Monica Gallo gave the update.

- Town received park dedication funds from the County that will be used at Regatta Park.

G. GENERAL MANAGER'S REPORT

1. Contra Costa County is asking for final comments on the proposed apartment complex. GM Breitstein asked the Board to submit comments/feedback.
2. Town Open House is scheduled for May 1, 2025 from 3:00-8:00p.m. Communication is going out via post cards, letters, social media and newspapers.

H. DIRECTOR REPORTS

None.

I. DIRECTORS REGIONAL MEETING AND TRAINING REPORTS

None.

J. CORRESPONDENCE

None.

K. LEGAL REPORT

None.

L. FUTURE AGENDA ITEMS

None.

M. ADJOURNMENT

1. Adjourned at 7:45p.m. to the next Regular Meeting of the Board of Directors on May 7, 2025 beginning at 7:00 p.m. at the Community Center located at 1601 Discovery Bay Boulevard.