

**MINUTES OF THE  
REGULAR MEETING OF THE  
LEE LAKE WATER DISTRICT**

**September 21, 2004**

**PRESENT**

C.W. Colladay  
J. Deleo  
P. Rodriguez  
G. Destache  
O. Garrett

**ABSENT**

**GUESTS**

L. Harrison

**STAFF**

J. Pastore  
A. Harnden  
R. Mann  
H. Riebe

**1. Roll Call and Call to Order.**

The regular meeting of the Lee Lake Water District was called to order by Director Deleo at 8:37 a.m.

**2. Presentations and Acknowledgments.** – Staff informed the Board that our website is up and can be visited at llwd.org.

**3. Public Comment.** – None.

**BOARD ITEMS:**

**4. Minutes of the August 3, 2004 Regular Meeting.**

**ACTION:** Director Garrett moved to approve the Minutes as presented. Director Rodriguez seconded. President Colladay absent. Motion carried.

**5. Payment Authorization Report.**

**ACTION:** Director Destache moved to approve the financial report and to authorize payment of the August 2004 invoices. Director Rodriguez seconded. President Colladay absent. Motion carried.

Director Deleo requested staff to prepare an electrical cost comparison from last year, for both rates and usage.

**6. Revenue & Expenditure Reports. (Unaudited)**

- a. Revenue & Expenditure Report.

The Board asked why there was more revenue than budgeted on the water commodity charge line page 22 in the Board package.

- b. Bad Debt Write-Off – None.

President Colladay joined the meeting at this time, 8:50 am.

**7. Sycamore Creek CFD #1.**

- a. Project Update.

The General Manager reported that staff was working with the developer to proceed on the issuance of a second series of bonds for CFD #1. The General Manager stated that he had received written confirmation from Starfield for approval of the following consultant contracts.

- b. Contract Proposal for Appraisal Services from Stephen G. White.

**ACTION:** Director Rodriguez moved to approve proposal for Appraisal Services. Director Destache seconded. Motion carried unanimously.

- c. Contract Proposal for Market Absorption Services from the Meyers Group.

**ACTION:** Director Destache moved to approve proposal for Market Absorption Services. Director Rodriguez seconded. Motion carried unanimously.

- d. Contract Proposal for Special Tax Consultant Services from MuniFinancial.

**ACTION:** Director Garrett moved to approve proposal for Special Tax Consultant Services. Director Deleo seconded. Motion carried unanimously.

- e. Contract Proposal for Bond Underwriting from O’Conner Southwest Securities.

**ACTION:** Director Deleo moved to approve proposal for Bond Underwriting. President Colladay seconded. Motion carried unanimously.

- f. Contract Proposal for Financial Advisor from Fieldman-Rolapp.

**ACTION:** Director Deleo moved to re-affirm proposal for Financial Advisor. President Colladay seconded. Motion carried unanimously.

- g. 1526 estimated houses to be built.

**8. Citation Homes “Montecito Ranch CFD #2”.**

- a. Project Update – None.
  - b. Request to Grant Flood Control Easement in Montecito Ranch.  
**ACTION:** Director Garrett moved to grant Flood Control Easement to the County of Riverside. Director Destache seconded. Motion carried unanimously.
  - c. 305 houses to be built. 266 houses occupied to date. 87% complete.
- 9. Empire Capital “The Retreat CFD #3”.**
- a. Project Update – Jim Rems reported that Empire had received critical approvals on the storm drain from Weirick Road and the off site improvements. Jim also reported that Beazer Homes has started their models. He continued reporting that the roof on the lower reservoir is on and that a meeting is scheduled for October 7<sup>th</sup> at 9 a.m. with staff, bond counsel and if the LLWD Board would like to attend, in order to review the progress of the project. Also, a tour of the project would be given after the meeting.
  - b. 550 estimated houses to be built, Golf Course Clubhouse & Amenities.
- 10. KB Home “Painted Hills” Project.**
- a. Project Update – None.
  - b. 204 houses to be built. 200 houses occupied to date. 98% complete.
- 11. Shea Homes “Trilogy” Project.**
- a. Project Update – The General Manager reported that he has a meeting with Brett Hughes this afternoon to discuss irrigation water for two new tracts within the project and to retro fit the existing tracts in order to provide potable water for irrigation.
  - b. Discussion of Trilogy Water Capacity Issues.
  - c. 1266 houses to be built. 679 houses occupied to date. 54% complete.
- 12. Ranpac “Toscana” Project.**
- a. Project Update – Sam Yoo called to report that they are working on the second screen check and that a scoping session will be held on Wednesday, September 22, 2004 at the Planning Commission.
  - b. 1443 estimated houses to be built.
- 13. Ridge Properties “Wildrose East Business Park” Project**

- a. Project Update – Grant Destache reported that construction will begin at the end of the month. In mid October they will begin the regional storm drain project. He also reported that work has begun on street improvements for Temescal Canyon Road.

**14. Mission Clay “Serano Specific Plan” Project (Blair Dahl).**

- a. Project Update – Owen Garrett reported that Blair Dahl had a meeting with Mr. Yoo of Ranpac, developer of Toscana to see if they could work together on a future treatment plant expansion for their projects.

**15. Water Utilization Reports.**

**ACTION:** Note and file.

**16. Swimming Pool Discharge Policy P-04-02.**

**ACTION:** Director Destache moved to approve Policy No. P-04-02. Director Deleo seconded. Motion carried unanimously.

The Board directed staff to create an Ordinance that supports this along with revision to the District’s Rules & Regulations supporting any other type of illegal discharge.

**17. Discussion of Change to Wildrose Reservoir Site Layout and Tank Size.**

The Board directed staff to bring back a cost proposal comparing the 1 tank addition vs. the 2-tank expansion.

**18. Consideration of Sycamore Creek Standby Pump Installation.**

**ACTION:** Director Deleo moved to Approve Purchase offer from Watson Mechanical, Inc. in the amount of \$81,650.00. Director Destache seconded. Motion carried unanimously.

Director Rodriguez left the meeting at this time, 9:45 a.m.

**19. Discussion of Water Reclamation Flood Protection Project and Funding Opportunity.**

**ACTION:**

- a. Discussion of Grant Application for Proposition 50 Funds.
- b. Direct General Manager to request engineering cost estimate for re-design of Project.
- c. Direct General Manager to request environmental services cost estimate for environmental and permitting work associated with new project.

**ACTION:** Director Garrett moved to approve General Manager's requests to request engineering cost estimates for re-design and to request environmental services cost estimates for environmental and permitting work. Director Destache seconded. Director Rodriguez absent. Motion carried.

**20. Consideration of Cost Estimate for Preparation of Standard Drawings Update by Dudek & Associates in the amount of \$5,000.**

**ACTION:** Director Garrett moved to approve cost estimate. Director Deleo seconded. Director Rodriguez absent. Motion carried.

**21. Discussion of California Meadows Sewer Treatment Plant Emergency Overflow Pond Complaints and Proposed Operations Changes.**

The Board agreed in-concept that the automatic transfer switches should be installed at the two Sewer Treatment Plants as recommended.

**22. Consideration of Automatic Transfer Switch Installations at Butterfield Estates Sewer Treatment Plant and California Meadows Sewer Treatment Plant.**

**ACTION:** Director Deleo moved to approve purchase offer from Watson Mechanical, Inc. in the amount of \$32,148. Director Garrett seconded. Director Rodriguez absent. Motion carried.

**23. Conservation Item Funding Agreement Number C03-203 Between Western Municipal Water District and Lee Lake Water District.**

**ACTION:** Director Deleo moved to approve Agreement No. 1 to Agreement C03-203. Director Destache seconded. Director Rodriguez absent. Motion carried.

**24. Election of CSDA Special District Representative.**

**ACTION:** Director Garrett moved to elect Dennis Shepard to Seat B and Harry Ehrlich to Seat C. Director Destache seconded. Director Rodriguez absent. Motion carried.

**25. Committee Reports.**

a. Finance (Director Garrett)

1. Authorization to Purchase 1.60 cfs for Reaches A-E from WMWD.

**ACTION:** Director Deleo moved to approve purchase of 1.60 cfs from WMWD. Director Garrett seconded. Directors Rodriguez and Destache absent. Motion carried.

- b. Engineering (Director Rodriguez) – The General Manager told the Board that the party who was interested in purchasing the pond parcel backed out but that John Bremmar is now interested in the property.
- c. New Facilities (Director Destache) – Director Destache reported that the concrete slab has been poured and that once the building is delivered construction will progress rapidly.
- d. Public Relations (Director Deleo) – Director Deleo reported that at a Public Meeting last night, Bob Buster announced the proposed use of the \$1 Million dollar fund that will be used in the Valley that had been originally paid for the Synagro sniffer. It is proposed that \$65,000 of it will be used for an Architectural Committee that will develop a plan for the commercial parcels within the Valley to create a theme. A Community Center with Library, a Student Center and a Chamber of Commerce are also among the list.

**26. General Manager's Report.**

- a. General Manager's Report – Noted and filed.
- b. Operations Report – Noted and filed.

Ken Caldwell added that in October a contractor will be reviewing our system for three days for leak detection purposes. He also added that the Retreat Reservoir got vandalized this past Friday and that Sycamore Creek Sewer Lift Station got graffiti painted on it.

- c. Treatment Plant Construction (Jeff Pape).
  - 1. Update. – None.
- d. Discussion of Upcoming Mills Plant Shutdown.

The General Manager reported that originally Western had informed us the plant would be shut down for 7 days from February 3<sup>rd</sup> through the 10<sup>th</sup>. Yesterday he received a letter from Western notifying us that the plant would be shut down for 5 days starting on January 31<sup>st</sup> through February 4<sup>th</sup>.

- e. Discussion of Temporary Shutdown of Wildrose Reservoir for Repairs.

**ACTION:** 1) Authorize General Manager to Solicit Bids for Tank Repair Work and  
2) Director Deleo moved to approve proposal from Consolidated Data Systems in the amount of \$5,784.00. Director Destache seconded. Director Rodriguez absent. Motion carried. Director Destache left the meeting at this time, 11:35 a.m.

f. Approval of Shields Consulting Group Contract from 7/1/04 to 6/30/06.

**ACTION:** Director Garrett moved to approve contract. Director Deleo seconded. Director Rodriguez and Director Destache absent. Motion carried.

g. Agreement for Participation in Riverside Operational Area Organization for Emergency Services.

**ACTION:** Director Deleo moved to authorize participation in the Operational Area Organization by Execution of Signatory Exhibit and designate John Pastore and Ken Caldwell as designated representatives. Director Garrett seconded. Director Rodriguez and Director Destache absent. Motion carried.

h. **Discussion of Water Service Provider for APN 282-160-018.**

**ACTION:** Director Garrett moved to allow for the use of City of Corona water for referenced parcel. Director Deleo seconded. Director Rodriguez and Director Destache absent. Motion carried.

i. SCAP Newsletter.

The General Manager pointed out the Lee Lake Water District was in the Feature Story for the month.

**27. District Engineer's Report.**

a. Status of Projects – None.

**28. District Counsel's Report – None.**

**29. Seminars/Workshops.**

a. LAIF Conference, October 27-28, Sacramento, CA

**30. Consideration of Correspondence.**

An informational package containing copies of all pertinent correspondence for the Month of August was distributed to each Director along with the Agenda.

**31. Closed Session - None.**

**32. Adjournment.**

There being no further business, the September 21, 2004 Regular Meeting of the Lee Lake Water District Board of Directors was adjourned at 11:45 a.m. by President Colladay.

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Owen Garrett, Secretary

\_\_\_\_\_  
Charles Colladay, President

Date: \_\_\_\_\_

Date: \_\_\_\_\_