

CANEBRAKE COUNTY WATER DISTRICT
Board of Directors Meeting
Saturday, November 11, 2023

The regular meeting of the Board of Directors of Canebrake County Water District was called to order by President Jerry Bucheit at 9:00 am in McKenney Hall. Please see Attachment 1 for the meeting Agenda.

ROLL CALL: Bucheit called the roll with Daryl Holmes Jr., Robert Mooney, Gunnar Ramstrum and Ellyn Hae in attendance. Also in attendance was Dean Kuns, Water Manager.

PLEDGE OF ALLEGIANCE:

Bucheit led the Pledge of Allegiance.

WELCOMING OF GUESTS: Guests in attendance at the meeting were: Chris McDonald, Frank Colver, Joy and Tom Stuke, Alice, Jim Ward, Kathy Steuermann, Bill Fair, Mike Hammond, Steve Fillmore, Patty Coulter

APPROVAL OF MINUTES SEPTEMBER 9TH, 2023

Minutes are approved. Frank Colver's name was mis-spelled, will be corrected.

PRESENTATION AND APPROVAL OF FINANCIAL REPORT:

Ramstrum presented the Canebrake financial reporting for the period (Attachment 2). The asset dashboard has been modified as the bookkeeper's report doesn't assist with understanding the condition of the existing assets.

An Investment Dashboard was created to reflect the return on the investments. (Also, in Attachment 2). All funds from the SD County fund will be moved in this period. The goal is to continue to have the rate of return exceed the rate of inflation and maintain monies in the Chase checking account equal to the annual budget. Ramstrum covered the bank debit transactions (Please see Attachment 2). The last slide of Attachment 2 contains financial items for the board to watch over time. Balance Sheet, Income and Expenses, and Profit and Loss statements are included as Attachments 3a, 3b and 3c.

Mooney commends Ramstrum on a job well done. Ramstrum covers the fact the breakage of the phase converter caused the bookkeeper's report to seem as if we are overbudget as it was a \$6,000 cost. It will even out by the end of the year.

Question from Kathy Steuermann. Where is Property Tax Income? Under Government Subsidy Options. Mooney asks that that income be renamed.

Question from Frank Colver wants to know the wattage of the phase converter? Suggests that the CCWD use old technology of a motor instead of a solid-state inverter if it continues to be a problem.

Hae makes a motion to approve the Financial Report. Holmes seconds. Motion passes unanimously.

The board commends Ramstrum for his excellent reporting and investment strategy.

GOVERNMENT FORMS AND CORRESPONDENCE (BUCHHEIT):

Email from Sullivan Solar stating our battery is on recall. The company is now bankrupt. Buchheit will obtain the serial number, contact Ross Power Solutions, and identify if they can replace it.

SDGE usage report. In the previous bill, CCWD accrued a cost of \$13 at Mooney Well, and \$29 at the Peterson Well.

SDRMA. Received a letter and award that acknowledges CCWD for no paid claims in the last five years which provides a credit and drops annual bill (Attachment 4).

CalPERS. Received a bill and form to complete. (CalPERS 2461 - SSA - Annual Information Request Letter). Buchheit questioned since we do not have a retirement plan. Buchheit asks Kathy Steuermann if she knows anything about this retirement plan? She suggests reaching out to Paul Deschamp. Buchheit wants to contact the County Council. Hae suggests contacting CSDA. Mooney suggests sending a letter to CalPERS. Ramstrum suggests having Sharon Sherman draft the letter. Mooney will draft if Sherman is not available (Attachment 5).

Biological Sample Site Plan Update. In the past occasionally used the 140 Smoke Tree address for follow-up samples, Buchheit and Ramstrum created and submitted a new plan. Buchheit offers Steuermann a copy. The issue is that when obtaining samples,

sometimes the property owner is not at the location and the meter is locked. Bucheit proposes the CCWD purchase locks for the property owner meters and therefore can access the meter for the sample collection. Steuermann is one of the properties on the sample collection list. She is not interested in this option. She advocates testing stations. The board will contact the 15 property owners on the list and confirm agreement and modify accordingly. The plan will be presented at the next board meeting. Ramstrum also recommends aligning the testing with the CCWD Board meetings. This will save time and money on sample delivery per quarter. Ramstrum and Bucheit will investigate.

EQUIPMENT REPORT:

Holmes told a story about Ramstrum and thanked Kuns for the days of work in assisting in preparing Equipment Report to identify the age and condition of the CCWD equipment. Holmes then summarized the equipment report (Attachment 6). Only equipment in use during the period was the Ford Ranger. Kuns adjusted the linkage under the Ranger, saving the CCWD \$500 to \$600.

The Case backhoe is in poor condition. The Board has deemed it unsafe and must be replaced (See 9.09.23 meeting minutes for detail.). Holmes worked with Cat, Hawthorne, and other equipment companies to research options. State law requires anything over 74 hp to be smog compliant. Therefore, the Case Backhoe cannot be utilized. Holmes commended Ron Ackey for recommending looking for a flat steer tractor. The research indicates that utility companies and water districts are moving away from backhoes to flat steers with a separate mini excavator. These are smog compliant and are 64 hp (Attachment xx). To replace the Case backhoe would cost more than \$100k. Used are \$75k. During the research, he received a call from Hawthorne indicating that they were pulling a unit with 1,500 hours out of rental. It has a 3/4-yard bucket. They will provide a one (1) year warranty, or 1,000 hours. They will train an operator. It is very safe, very easy to operate. Cost is \$40,000. They will clean, paint and put on new stickers Attachment 7).

Mini Excavators with an 18" bucket cost from \$28k used to \$50k new. Rental for the mini is very inexpensive.

Holmes recommends that we purchase this flat steer with CCWD funds, rent a mini excavator as needed, and conduct fundraising from the community until we have enough funds to purchase the mini excavator.

Discussion about use continued regarding ground clearance, accessibility and more. Kathy Steuermann recommends the Board approach the CIA for a donation of \$10K to purchase a mini excavator. She will also donate \$1,000. Holmes indicates that the Holmes family will also donate \$1,000.

Holmes moves to purchase the flat steer using funds from the Money Market account. Hae seconds. Holmes: Aye, Hae: Aye, Ramstrum Aye, Mooney: Recused

Bucheit discusses selling the backhoe as well as backhoe parts. The thought is to sell the backhoe and apply the funds to the flat steer purchase. Bucheit will also look at the pros and cons of selling the bulldozer, however, mechanics and others think we should keep it. Board votes to research options. Mooney recommends that we put it out to bid as is.

Ramstrum thinks we should do a fund raiser for the flat steer also at the next CIA meeting. His family will donate.

The board commends Holmes for research and presentation.

SYSTEM MAINTENANCE AND REPAIRS/ WATER DELIVERY INFRASTRUCTURE UPDATE:

Dean Kuns presented his report covering the period September 10th, 2023 – November 10th, 2023 (Attachment 8). Thanks to Ron Ackey for bringing clean sand and to Frank Colver for turning the valve on the polyethylene water tank (Water Tank #3).

Water Tank #3 is connected and sitting for disinfection. The overflow valve must still be completed. Will sample on Monday 11.13.2023. Once a clear sample is received, the information will be sent to the County DEH to sign off before connecting to the system.

Kuns explains the imploded water line. With the heat, and suction, two pipes imploded. In essence we need to decrease the heat of the water in the pipe. Options are to cover with sand or apply a radiant barrier and open blow offs regularly down the line. The pipe was painted white, to no effect. Frank Colver reports that Mark Jorgenson, a retired Park Superintendent, indicates that heat soak in the summer is 1.5 feet. Holmes asked a SD County Plumber, and the County requires 18” to 24” of sand cover. Discussion of PVC specs and vacuums, and negative pressure. Holmes suggests trying to cover in one location to assess effectiveness.

Ramstrum is now a certified D1 and writing procedures to ensure we use Standard Operating Procedures (SOP) protocols for water and pipe disinfection. Once completed, he passes them to operators at Otay and Cochella with 25 years of experience to cross check his math. He hopes this will build trust with the community and they can be used by the future Board for consistency (Attachment 9).

Bucheit presents the Five-Year Plan (Attachment 10). Part of the plan is to begin replacing poly pipe section by section from each property meter to the main line. Mooney likes the workable objective goals of the spreadsheet.

Kuns would like to plan a road clearing day. Kuns will drag; just needs people behind to pick up rocks. Hae suggests using one of the cleanups days calendared by the CIA.

OLD BUSINESS:

Full Spectrum Analysis of Peterson Well Water

Results were posted on the website and emailed to all customers on 10.24.2023. Colver asks when are we going to conduct a full spectrum on the Mooney Well? Ramstrum suggests we conduct an analysis on the Mooney Well next year.

Update Well Water Level Sounding Device Well Depth Analysis (Thanks to Frank Colver and Momalani Ramstrum)

Please see Attachment 11. Wind is a factor as it is measuring sound from the point of where to reading is taken.

The Board will create a measuring schedule and we will know much more about the strength of our aquifer in two years. Frank Colver emphasizes that this is very important to develop an archive of recorded data to prove that we are not drawing down our aquifer as the State of California is requiring other cities to replace water where they have overdrawn an aquifer. It will also help us if some other entity wants to put a "straw" in our aquifer.

Water Rates

Ramstrum points out that costs are all increasing before presenting the percentage breakdown over time of our costs for water rates (Attachment 12). Ramstrum expects our budget to increase by \$20,000. These are expenses that we need to occur to stabilize the system. Frank Colver notes that State Law does not allow the CCWD to

charge more than the actual expenses utilized to deliver water to the customer even tiering has been an issue in some localities. Kathy adds that there has been a bone of contention regarding what numbers should be included over time. She also asks how much property tax income has increased because of property turnover? The Board will investigate. Discussion continues Ramstrum says we don't know how to raise rates and are afraid of hurting each other's feelings. Joy Stucke hears questions from Canebrake folks why aren't we raising our water rates? And hears from Canebrake folks that we are going to crash if we don't raise the rates.

Hae recommends we contact not-for-profits that conduct Water Rate Studies free of charge for Water Districts but also consider raising the rate by the 29% to reflect inflation. Mooney wants to use the community to create the rate analysis. Bucheit and Ramstrum suggest we move forward with research and report back at the next meeting.

Ultrasonic Leak Detection Flow Metter

Ramstrum gets the confirmation that the unit will register as low as 1 liter per hour, and the manufacturer will let us borrow it for trial use. Can return if not satisfied (Attachment 13).

Signage

Ramstrum shows mockup of the three "Boil Water" signs as discussed in previous meeting (Attachment 14). Mooney thinks that we must secure to make sure folks don't steal the sign. The board confirms to Jim Ward that emails and alerts will continue.

Hae moves to purchase signs, Holmes seconds. Unanimous

CORRESPONDENCE:

Kathy Steuermann letter (Attachment 15).

Discussion: Kathy Steuermann presumes that the water is pure at the source, but sees the problem is in the pipeline. Wants to make sure that everyone on the Board is also concerned. Ramstrum reports that San Diego has chlorine in their water and spoke with Paul Deschamp who indicated that chlorine was added to the water in the summer. Frank Colver concurs. Ramstrum and Bucheit repeat the new protocols discussed earlier and the fact that the Board is concerned.

Bob Fritz (Attachment 16).

CCWD Meeting
November 11, 2023

Discussion: Board didn't understand the letter and he is not at the meeting. Hae thinks it is important to respond because this is our community electronic response box on the website. She will.

NEW BUSINESS:

Mooney presents a request for a safety committee to present safety protocols (Attachment 17).

GOOD OF THE ORDER:

Hae is given an attaboy as she made it to 60 years, and everyone sang!

ADJOURNMENT:

Motion by Hae, seconded by Ramstrum to adjourn. Motion carried. Meeting adjourned at 12:24 p.m.

NEXT MEETING:

Saturday, January 13, 2023, at 9 AM
McKenney Hall

Attachments
eh