

MINUTES OF REGULAR MEETING  
FEBRUARY 2, 2021  
VIA TELECONFERENCE

ROLL CALL:

Meeting called to order at 5:00 P.M by Board President Rodriguez. Those in attendance: Board President Rodriguez, Director Peranick, Director Mackey, Director Baroni, Frank Daniele, Neal Costanzo, Jason Franklin and JoAnn Vierra. Also in attendance, Amanda Castro (Interim Board Member applicant)

CONSENT CALENDAR:

January meeting minutes & bills payable were approved as submitted.

PUBLIC ADDRESS: NONE

PUBLIC HEARINGS: NONE

NEW BUSINESS: NONE

DEFERRED BUSINESS: NONE

MANAGER'S REPORT:

Jason reports that he and JoAnn met via telephone with Bartle Wells regarding the PCWD Rate Study. They've prepared a draft & reviewed it with Jason & JoAnn. Bartle Wells expects to have the rate study completed in March, to be presented to the Board at the April meeting and to have a workshop if needed, to approve the Proposition 218 notice at the May board meeting, followed by a water rate increase in July.

ENGINEER'S REPORT:

Frank states that regarding the covenants on the driveway & well site adjacent to the R. Smith property, the District has 15'-0 of driveway in fee title and needs an additional 6'-0 to satisfy the City of Fresno Fire Department requirements. Neal interjected that according to the site plan that he was given & that he incorporated into the easement, we have a total of 21'-0 and that his understanding was that it was something that was discussed in the meeting with Mr. Smith. Per Frank, Mr. Smith agreed to give the additional 6'-0 to the District in the form of an easement but that he couldn't give it to us as a fee unless we wanted to pay for it. However, there is no document indicating that it's been given to the District in the form of an easement that's been recorded. Frank thinks the covenant should be recorded as well. David interjected that the District would save about \$30,000 if it's an easement. Frank reiterated that however it's done, it will still need to be put forth in some kind of a document. Neal states there would need to be an easement deed, with a description of the easement. Frank states there's a legal description of the additional 6'-0 which was utilized when the District was pursuing a grant deed. Neal stated that if Frank would send him the legal description, he will use it in preparation of an easement deed. Neal's understanding was that it was going to be paved by Mr. Smith when the parking lot was done to allow emergency vehicles to use the District's driveway to access Smith's property. Frank states Mr. Smith will probably pave from Harrison Street for about 50'-0 and then (enough to get into his secondary access) and then the additional 200 feet will be dirt. Per Frank, Mr. Smith stated he could pave it if we wanted to pay for it now, otherwise he'd just grade it and leave it as dirt. Frank wondered whether there would be a capital expense associated with the paving of the additional 6'-0 & who would be responsible for maintenance & upkeep of that if it was paved now. Neal inquired whether the Board wants the additional 6'-0 paved now or would rather wait until the District develops the well site. David stated that Mr. Smith said he'd grade & pave it when his property was done—Brad stated that the parking lot has already been paved. Frank states there's still a part that hasn't been paved. Per Neal, the paving should include the easement. David interjected that he believed it would be cost-saving to have it done now. Frank estimates the cost to be in the neighborhood of \$20,000. The Board agrees that Jason will contact Dirk or Mr. Smith regarding the paving & will take a look at it to see what needs to be done. Frank questioned the language in the cross-easement & wonders if it should be changed to reflect that the District has 15'-0 in fee & 6'-0 in easement. Neal will prepare the documents needed. Frank stated that we need an improved site plan that's easier to read; Neal will request that from Dirk Poeschel & will talk with him about paving & Frank will provide Neal with the legal description of the 6'-0.

ATTORNEY'S REPORT: Nothing further to report.

DIRECTOR’S REPORTS:  
David stated that the meeting with Dirk Poeschel & Russell Smith went well & that Mr. Smith gave us a telephone number to reach him directly if we ran into any problems with his people. Jason stated that they talked about doing a final walk-thru to address any items that weren’t done to the District’s satisfaction.

ADJOURNMENT : 5:45 p.m.

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| APPROVED BY :                      | RESPECTFULLY SUBMITTED:            |
| DAVID RODRIGUEZ<br>BOARD PRESIDENT | JOANN VIERRA<br>DISTRICT SECRETARY |