



**BOARD OF DIRECTORS  
SAN LORENZO VALLEY WATER  
DISTRICT  
MINUTES  
MARCH 5, 2020**

**Thursday, March 5, 2020 at 5:30 p.m.**, SLVWD, 13057 Highway 9, Boulder Creek, CA 95006.

1. Convene Meeting 5:32 p.m.  
Roll Call: L. Farris, B. Fultz, R. Moran, S. Swan, L. Henry were all present.  
Staff: R. Rogers, G. Nicholls, H. Hossack
2. Additions and Deletions to Closed Session Agenda: None
3. Oral Communications Regarding Items in Closed Session: None
4. Adjournment to Closed Session 5:34 p.m.
  - a. CONFERENCE WITH LEGAL COUNSEL– ANTICIPATED LITIGATION  
Significant exposure to litigation pursuant to Section 54956.9(d)(2): One case
5. Convene to Open Session at 6:30 p.m.
6. Report of Actions Taken in Closed Session
7. Roll Call (Open Session): L. Farris, B. Fultz, R. Moran, S. Swan, L. Henry were all present.  
Staff: R. Rogers, G. Nicholls, D. Langfield, J. Furtado, S. Hill, H. Hossack
8. Additions and Deletions to Open Session Agenda: None
9. Oral Communications: None
10. Unfinished Business:
  - a. SAN LORENZO VALLEY WATER DISTRICT WEBSITE  
S. Hill introduced the new website. She explained that the new website is in transition. She described some of the features.  
S. Swan congratulated staff for  
R. Rogers said a lot of work went into the design by the Director of Finance, S. Hill. She is to be commended for effort in this process.  
Discussion by the Board and staff regarding the website.

B. Holloway, Boulder Creek-said that he couldn't open the website.  
Discussion by Board and staff regarding the transition time for the new website.

b. NACCARI PROPERTY: APN 078-233-05

R. Rogers introduced this item and explained the reason for acquiring the Naccari property.

Discussion by the Board and staff regarding of size and gallons of the proposed tank.

R. Rogers continued his presentation. He compared the current site and the Naccari property.

G. Nicholls as co-negotiator for this property, she provided a brief recap of what happened.

B. Fultz asked for the appraisal.

G. Nicholls said that the property appraised at \$9500.

Discussion by the Board and staff regarding the appraisal.

G. Nicholls presented the alternatives going forward; 1) continue the negotiations - so far unsuccessful, 2) initiate steps to acquire the lot via eminent domain, 3) resolicit construction bids for the current site.

R. Rogers said that the 3<sup>rd</sup> alternative not acceptable by the District.

Discussion by the Board and staff regarding the 3<sup>rd</sup> alternative.

G. Nicholls said it is difficult to put an exact dollar amount on this project. There are uncertainties because of environmental and geotechnical studies to be completed.

Discussion by Board and staff regarding eminent domain.

R. Rogers made a staff recommendation. He would like the negotiators to make a last, best and final written offer and if not accepted to go forward with eminent domain.

L. Henry said that she feels that \$88,000 is agreeable, but not the other stipulations.

N. Naccari requested longer than 5 minutes. He stated his position.

Discussion between Board and Naccari regarding appraisals, time of construction, fire flow, road, water storage, location and size of the tank, vegetation.

C. Wood, Ben Lomond-noted that there will be retaining walls needed. He was concerned about Dundee Ave. He thinks a pump station not good for property values.

Kelly, Ben Lomond-said that he thinks the tank is way too large. He asked for story poles for the project.

Discussion by the Board and neighbors regarding the pump station noise, set back from redwood trees, sight of tank, devaluation of property, and road repairs.

B. Holloway, Boulder Creek-asked if the lot is on the corner, how big is the mainline.

R. Gordon, Ben Lomond-asked about the road and traffic.

R. Rogers said that will be the biggest impact to the neighborhood.

Discussion by the staff and neighbors regarding the one-way traffic and water storage.

P. Parker, Ben Lomond-asked where exactly the tank will be and the size of the tank. He would like a visual of the property. Wants to know why alternative 3 is being discounted.

M. Naccari asked what is meant by time in and time out.

Staff and Board discussed what time in, time out is.

N. Naccari asked about emergency use of the road. He also liked \$88,000 for 88,000 gallons.

Discussion by the Board, staff and public regarding the 2 inch pipes, parking at construction site and road repair.

C. Wood is concerned about the emergency use of the road.

Discussion by the Board and staff regarding sizing of tanks for fire flow.

R. Moran said that he was enthusiastic about this project.

B. Fultz said that he lives across from a tank on a one lane road and is facing the same situation. He is not in favor of \$88,000 and would like a lesser amount. Should be acquired without restraints.

N. Naccari said that is the only price he will accept.

S. Swan made a motion to direct the negotiators to continue to negotiate with Mr. Naccari on the terms and price.

L. Henry questioned how long are we going to continue negotiations.

G. Nicholls staff would request that if the Board is going to direct that course of action, to either approve the draft written offer or something close to it with modifications.

B. Fultz questioned if the Board approves the offer letter will there be a subsequent price on approval of a contract.

G. Nicholls said there will be a subsequent vote on the contract.

Discussion by the Board and staff regarding the offer, not including the size of the tank.

G. Nicholls described the offer as the last, best and final offer.

S. Swan said that is the motion. The motion was seconded.

Dir. Farris, Dir. Moran, Pres. Swan, Dir. Henry voted in favor of the motion. Dir. Fultz voted no.

c. **DECLARATION OF SURPLUS DISTRICT PROPERTY**

R. Rogers introduced this item.

Discussion by the Board and staff regarding the appraisal of this property.

B. Fultz questioned the process for surplus property.

G. Nicholls said the property has to be offered to other agencies first.

Discussion by the Board and staff regarding possible agencies interested in the property.

R. Rogers said the District has no use for the property and described it.

C. Dzenzel asked about what SVWD plans to do with the property if acquired.

R. Rogers explained that he doesn't know what SVWD has in mind for the property.

N. Macy asked if SVWD would be allowed to use the existing well water.

R. Rogers said he believed so but it would have to be approved and permitted by the State.

Discussion by the Board and staff regarding the property and possible water production.

B. Holloway questioned the permit.

Discussion by the staff and public regarding the treatment of the water.

G. Nicholls said you have to offer it first to other agencies.

L. Ford, Felton-he assisted Rick in collecting documents on the potentially surplus property for the District. In general it's reasonable to surplus property. However this parcel was not in the documents he researched so he was not able to look into this property.

R. Rogers said those properties did not transfer over to the District until 2015 and the manual hasn't been updated since 2009.

Discussion by the Board, public and staff regarding injection wells.

C. Baughman said the District should hold on to the property until you know why they want to purchase it.

B. Fultz said it's so far off out Dist. property but we might be able to use it to negotiate something with the GSA, he thinks that is what Chuck is suggesting.

Discussion by the Board and staff regarding this property.

L. Henry made a motion to declare Manana Woods well site as surplus property, as per Resolution No. 19 (19-20). The motion was seconded.

R. Moran said he has heard other Board members wanting to sell surplus property to increase revenue. He supports the process; however we can get the best price.

Discussion by the Board and staff regarding putting the property to auction.

All present voted in favor of the motion. Motion passed.

d. PUBLIC ADVISORY COMMITTEE ON FACILITIES

R. Rogers introduced this item and read from the staff memo.

L. Henry heard that the Committee was only planning to meet for 1 hour once a month and she doesn't think that is enough time.

R. Rogers responded that they are a strong committee and they will be getting information ahead of meetings to do research on their own.



Discussion by the Board and staff regarding the Facilities Committee.

L. Farris said he has 6 comments for the Committee;

1. agrees with the accessibility to public transportation
2. believes that the Admin & Ops should be in close proximity
3. look closely at alternatives to renovate the Johnson Bldg.
4. move the Boardroom to the new location
5. should accommodate at least 20 years of growth
6. the current Admin Bldg. should be surplus to partially fund expansion.

B. Fultz said

1. he is not set on one space for everything, he would like to decentralize
2. No Taj Mahal
3. Give the Committee latitude and let them do what they will

R. Rogers said one of the questions that came from the Committee was, does the Board have any "wants".

R. Moran we need to jet set where the old Chevrolet set.

B. Thomas, Facilities Chairperson, said this has been helpful. The Committee didn't want a deal breaker, no Taj Mahal. She said it is helpful to have leeway to be creative about approaching the solutions. Rick is a great resource.

e. AWARD OF BID-PURCHASE FOR GENERATORS

J. Furtado introduced this item and read from the staff memo.

Discussion by the Board and staff regarding the regarding the bid.

R. Moran questioned defensible space.

J. Furtado responded that there is a pad, of asphalt, base rock or dirt. The propane tank is always on a pad as well.

Discussion by Board and staff regarding solar, noise from the generators.

B. Fultz questioned the budgeting for the generators.

Discussion by the Board and staff regarding budgeting for the generators.

C. Dzenzel questioned use of these generators.

L. Ford noted that the generators could be going on for weeks.

Discussion by Board and staff regarding access, permitting, knowing if a generator isn't working.

S. Swan made a motion to award Watts On the contract for the 10 new generators as specified and authorize the District Manager to enter into a contract with Watts On totaling \$500,867.87. The motion was seconded.

All present voted in favor of the motion. Motion passed.

f. FALL CREEK FISH LADDER CONSTRUCTION

D. Langfield introduced this item and read from the staff memo.

B. Fultz questioned the budget for this year on this item.

Discussion by the Board and staff regarding budgeting and amendments to the contracts.

R. Moran said he is happy this is finally getting done.

Discussion by the Board and staff regarding the Fish Ladder.

C. Dzenzel said she is encouraged because her husband was able to film steelhead spawning.

S. Swan made a motion to authorize the District Manager to enter into contract with Waterways Consulting and the Resource Conservation District. The motion was seconded.

All present voted in favor of the motion. Motion passed.

11. New Business:

a. LETTER TO PACIFIC GAS & ELECTRIC

R. Rogers introduced this item and read from the staff memo.

Discussion by Board and staff regarding the tree removal and locations of cutting.

N. Macy explained the PG & E wildfire plan and removal of trees.

Discussion by the Board, staff and public regarding best practices by PG&E. The letter should be taken to the Environmental Committee for edits.

B. Holloway referred to the letter and thinks that endangered is the wrong word to use for the salmonid.

S. Swan said that the Board has given direction to take the letter to the Environmental Committee.

12. Consent Agenda:

a. MINUTES FROM BOARD OF DIRECTORS MEETING FEBRUARY 20, 2019

13. Written Communication: None

14. Informational Material: None

15. Adjournment 9:46 p.m.