

Tom Fayram, President
Brad Ross, Vice President
Julie Kennedy, Director
Lisa Palmer, Director
Greg Parks, Director



LOS OLIVOS COMMUNITY SERVICES DISTRICT

Posted: 9-4-2023

TECHNICAL SUBCOMMITTEE MEETING

September 7, 2023 – 4:30 PM

St Mark's in the Valley Episcopal Church

2901 Nojoqui Ave, Los Olivos CA 93441

Please observe decorum and instructions from the Subcommittee Chair

Subcommittee Members: President Fayram (Chair), Vice President Ross, and General Manager Guy Savage

This meeting will be held both in-person and electronically via Zoom Meetings. In-person the meeting will be held at the following locations:
St Mark's in the Valley Episcopal Church, 2901 Nojoqui Ave, Los Olivos CA 93441

The public will also be able to hear and participate electronically via Zoom by using the following links:

Zoom: <https://us06web.zoom.us/j/81937722522?pwd=SWpSU0RYZFljZTBkNGphZG41TGs4dz09>

By Phone: +1 669 900 6833 US (San Jose) Meeting ID: 819 3772 2522 Passcode: 914085

One tap mobile: +14086380968,,81937722522#,,,,*914085# US (San Jose)

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MEETING AGENDA

1. CALL TO ORDER

The meeting was called to order at: 4:30 PM.

2. ROLL CALL

Attending: President Fayram (Chair), Vice President Ross, General Manager Savage

Absent: None

3. PUBLIC COMMENTS

Members of the public may address the Subcommittee on any items of interest within the subject matter and jurisdiction of the Subcommittee but not on the agenda today (Gov. Code - 54954.3). The public may also request future agenda topics at this time. Speakers are limited to 3 minutes. Due to the requirements of the Ralph M. Brown Act, the District cannot take action today on any matter not on the agenda, but a matter raised during Public Comments may be referred to District staff for discussion and possible action at a future meeting.

President Fayram opens the floor to public comment.

Public Comment: None

ADMINISTRATIVE ITEMS:

All matters listed hereunder constitute an administrative / consent agenda and will be acted upon by a single vote of the Subcommittee. Matters listed on the Administrative Agenda will be read only on the request of a member of the Subcommittee, in which event the matter may be removed from the Administrative Agenda and considered as a separate item. A single public comment period will be heard for all the matters on the Administrative Agenda.

4. MINUTES APPROVAL

Approval of the minutes from July 21, 2023.

Los Olivos Community Services District, P.O. Box 345, Los Olivos, CA 93441, (805) 500-4098

losolivoscscsd@gmail.com, www.losolivoscscsd.com

President Fayram opens the floor to public comment.

Public Comment: No comments.

Motion to approve the meeting minutes of July 21, 2023.

Motion by: Vice President Ross, Second: President Fayram

Voice vote: (3-0) All in favor.

BUSINESS ITEMS:

All matters listed hereunder will be acted upon separately and public comment will be held for each item. As a Subcommittee of the full Board of Directors, Business Items may include one or more recommendations for further discussion and/or action at a full Board of Directors meeting.

5. DISCUSSION OF COLLECTION, TREATMENT, AND DISPOSAL OPTIONS

Using the attached presentation slides, the Subcommittee will discuss options for the collection, treatment, and disposal of wastewater for the District.

GM Savage introduces the item. He notes that MNS is still reworking the Hybrid Collection Solution slide deck. However, he notes that he did make some minor changes to clarify that neither Mattei's nor the LO School are being removed from the District; instead, the final approach to be used is still not being recommended by the Technical Subcommittee. GM Savage adds that he expects to see Mattei's and LO School as Zones 7 and 8 on the next version of the deck.

President Fayram describes the hybrid collection solution versus the treatment that will be required. He notes that the one option that should probably be revisited is connecting to Solvang would make sense. President Fayram notes he sees both positives and negatives. The big benefit of Solvang has to do with siting of a treatment plant (or plants), permitting, operations, and so on. One big downside is related to the impact on the Alamo Pintado corridor. GM Savage piggybacks that he sees that there will be some time while REGEN (assuming they are put on contract) completes their work. President Fayram adds that there is still time to talk with LO Elementary School and how they want to be included. VP Ross shares his thinking that we need to be careful with the REGEN contract. Given that it is item 6, his detailed commentary is pushed until that item is heard.

President Fayram opens the floor to public comment.

Public Comment: Tom Nelson speaks.

President Fayram responds to public comment adding that Coberg, Oregon is an incorporated city. He adds that a connection to Solvang was discussed early on after the district was formed.

6. DISCUSSION OF A CONTRACT WITH REGEN TO COMPLETE A 30% DESIGN ON THE HYBRID COLLECTION SOLUTION.

The Subcommittee will discuss requirements of a contract with REGEN related to completing a 30% design of the hybrid collection solution. Scope for the REGEN contract is anticipated to be commensurate with the Stantec 30% design for a gravity-fed collection system and include:

1. Completion of a 30% design on the Board reviewed (see attached) hybrid collection solution.
2. Recommendations / value engineering for cost improvements, operational efficiencies, or design efficiencies.
3. Evaluation of capital and maintenance costs for 30% design of the hybrid collection solution, including capital costs for STEP tanks in Zones 3, 4, and 5 (approximately 108 parcels).
4. Evaluation of proximity of drinking water lines to proposed hybrid collection solution wastewater lines.
5. Cost estimates for a generic Advanced Onsite treatment system for parcels listed as being in Zone 6 on the hybrid collection solution (approximately 75 parcels).

GM Savage introduces the item. He describes the on-going contract development with Tristian Bounds, REGEN and his expectation that a "final" contract will be on the September 13, 2023 agenda for the full Board of Directors' review and possible approval.

President Fayram notes that he was hoping to see a site visit more clearly called out. He adds that it is important to note in the contract that the District owns the final product. President Fayram would also like to see some clarity around permitting from the County and CCRWQCB. He wants to be sure that a notice to proceed is not issued until funding is found or the full Board decides to spend district funds on the effort. President Fayram adds that the hybrid solution includes gravity sewer collection, effluent sewer, and advanced on-site collection and treatment. He closes with his concerns that by cutting out parcels, the district may end up with a more expensive solution and a concern about what might happen should the district own the effluent sewer tanks on private parcels.

VP Ross asks if timelines are known. President Fayram responds saying that there is preparation work he can do prior to a visit, which Mr. Bounds has stated that he will not be able to visit the community until October 16, 2023. VP Ross notes that the scope of work does not include a look at combination of zones. For example, do we want combine zones 1 and 2? Discussion ensues about efficiency evaluation, particularly from a funding perspective, and who could perform that evaluation. VP Ross notes that he thinks we may want to direct REGEN to look at certain combinations of zones. Additional conversation follows about having REGEN consider cost efficiencies to combine zones, perhaps consider mobilization costs – which ultimately leads to scalability during construction. VP Ross asks if it would be helpful for the Assessment Engineer to be involved at this point? GM Savage responds that the better time will be after a comparison between gravity and hybrid solution is completed.

President Fayram opens the floor to public comment.

Public Comment: Tom Nelson speaks.

President Fayram notes his concerns about who would pay for repairs and replacements of things like landscaping during effluent sewer installation.

Motion to recommend approval of a contract with REGEN to the full Board of Directors, with the caveats noted.

Motion by: GM Savage, Second: VP Ross.

Discussion about the proposal and how it gets introduced to the full Board, and how much the scope costs ensues. There is general agreement that GM Savage should introduce the item and then allow Mr. Bounds to answer specific questions.

Voice vote: (3-0) All in favor.

INFORMATIONAL ITEMS:

All matters listed hereunder are informational only, no action will be taken, and public comment not received.

7. SUBCOMMITTEE MEMBER COMMENTS

Subcommittee members will give reports on any meetings that they attended on behalf of the Subcommittee and/or choose to comment on various Subcommittee activities. Subcommittee member requests for future agenda items may also be made at this time.

Vice President Ross: Asks various questions about the addendum. He wants to be sure he is clear on what the agenda is for next Wednesday.

GM Savage: No comment

President Fayram: No comment but wants to see item 5 stay on the agenda.

ADJOURNMENT

Motion to adjourn at: 5:26 PM.

Motion by: Vice President Ross, Second: GM Savage.

Voice vote: (3-0) All in favor.

Respectfully submitted:



Guy W. Savage
General Manager – Los Olivos Community Services District

Approved:

President Fayram
Director – Los Olivos Community Services District