

## **SPECIAL ENGINEERING COMMITTEE MEETING AGENDA**

February 6, 2024 – 4:30 P.M.  
Phelan Community Center  
4128 Warbler Road, Phelan, CA 92371  
& Via Conference Call (see below)

### **ENGINEERING COMMITTEE MEETING – 4:30 P.M.**

**Call to Order** – Pledge of Allegiance

#### **Roll Call**

1) **Approval of Agenda**

2) **Public Comment** – Under this item, any member of the public wishing to directly address the Board on any item of interest that may or may not be within the subject matter jurisdiction of the Board, but not listed on the agenda, may do so at this time. However, the Board is prohibited by law from taking any action on any item not appearing on the agenda unless the action is otherwise authorized by the Brown Act. Any member of the public wishing to directly address the Board on any item listed on the agenda may do so when the item is being considered by the Board. *If you wish to address the Board, please do so by the method listed on the first page of this agenda.* Speakers are requested to be brief in their remarks. The Chair may limit each speaker to a comment period of five (5) minutes.

3) **Approval of Minutes**

4) **Review of 10-Year Capital & Repair and Maintenance Plans for the 2024/2025 Budget**

5) **Oeste Recharge Study Project**

6) **Discussion Regarding Water System**

- Pumps and Wells Services Agreement
- 10-Year Tank Rehabilitation & Maintenance Service
- Water Quality
- Service Line Replacement Program Update
- Other Repairs/Replacements/Updates/Maintenance

7) **Smithson Springs Update**

8) **State Regulations Update**

9) **Review of Current Projects**

- Well No. 15
- Well No. 17
- Future Well No. 18
- Tank 6A

10) **Staff Reports**



#### **Mission Statement:**

*The Mission of the Phelan Piñon Hills Community Services District is to efficiently provide authorized services and maximize resources for the benefit of the community.*

#### **Authorized Services:**

- Water
- Parks & Recreation
- Street Lighting
- Solid Waste & Recycling

**11) Review of Action Items****a) Prior Meeting**

- Oeste production numbers and return flows (February 2024)
- Update CIP & bring repair and maintenance plan for review

**b) Current Meeting****12) Set Agenda for Next Meeting – March 20, 2024****13) Adjournment**

*Pursuant to Government Code Section 54954.2(a), any request for a disability-related modification or accommodation, including auxiliary aids or services, that is sought in order to participate in the above-agendized public meeting should be directed to the District's General Manager at (760) 868-1212 at least 24 hours prior to said meeting.*

Agenda materials can be viewed online at [www.pphcsd.org](http://www.pphcsd.org)

**Remote Viewing:**

To watch the livestream (view only – nonparticipating), visit our YouTube channel:

[PPHCSD YouTube Channel Link](#)

**Remote Participation:**

To provide public comment, or otherwise participate remotely, select the meeting you wish to attend on the District's website and then click the "Join Remote Meeting" option.

<https://www.pphcsd.org/meetings>

*Please be advised that remote participation and livestreaming options are provided as a courtesy to the public and technical issues could occur, resulting in delays or the inability to participate remotely or livestream. It is recommended that you attend in person to ensure you are able to participate.*

**Written Comments:**

You may also email your public comment to the Board Secretary at [ksevy@pphcsd.org](mailto:ksevy@pphcsd.org) by the meeting start time listed on this agenda. Your comment will be added to the record by the Board Secretary.

*Please check the District website for updates on this meeting. We encourage you to sign up for our email notifications by emailing [ksevy@pphcsd.org](mailto:ksevy@pphcsd.org) or by visiting our website and completing the signup form at [www.pphcsd.org](http://www.pphcsd.org) under the "Agendas and Minutes" tab.*

## **ENGINEERING COMMITTEE MEETING MINUTES**

January 17, 2024 – 4:30 p.m.  
Phelan Community Center  
4128 Warbler Road, Phelan, CA 92371  
& Remotely Via Zoom or Conference Call

**Board Members Present:** Mark Roberts, Director (Chair)  
Rebecca Kujawa, President

**Staff Present:** George Cardenas, Engineering Manager  
Kim Sevy, HR & Solid Waste Manager/District Clerk  
Chris Cummings, Water Operations Assistant Manager  
Jennifer Oakes, Executive Management Analyst  
Tony De La Rosa, Engineering Technician

### **Call to Order**

Director Roberts called the meeting to order at 4:30 p.m.

### **Roll Call**

All Committee Members were present at Roll Call.

- 1) **Approval of Agenda**  
Director Kujawa moved to approve the Agenda. Director Roberts seconded the motion. Motion carried unanimously.
- 2) **Public Comment** – None
- 3) **Approval of Minutes**  
Director Roberts moved to approve the Minutes. Director Kujawa seconded the motion. Motion passed unanimously.
- 4) **Review of 10-Year Capital Plan for the 2024/2025 Budget**  
The Committee reviewed the Capital Plan which will be brought back, along with the Repair and Maintenance Plan, to a special meeting next month.
- 5) **Oeste Recharge Study Project**  
Mr. Cardenas reported Ardurra was selected by MWA to design the recharge project.
- 6) **Discussion Regarding Water System**
  - **Pumps and Wells Services Agreement**
  - **10-Year Tank Rehabilitation & Maintenance Service**
  - **Water Quality**
  - **Service Line Replacement Program**
  - **Other Repairs/Replacements/Updates/Maintenance**

Mr. Cummings reported that three boosters are awaiting installation. Dead-end flushing has been completed. Service line replacements will begin once all new meters have been installed; 383 meters remain. Well 14 used 8.27 AF of water last year for a total of \$9,254.

7) **Smithson Springs Update**

Mr. Wright reported that fire crews are cleaning up the site.

8) **State Regulations Update**

Nothing to report.

9) **Review of Current Projects**

- **Well No. 15**
- **Well No. 17**
- **Future Well No. 18**
- **Tank 6A**

Mr. Cummings and Mr. Cardenas reported on this item. Sampling is underway for Well No. 15 and the operating permit is pending. The SCADA panel will be installed soon. Sampling for Well No. 17 is complete. The District is looking for property with power available for the future well. CEQA and NEPA are underway for Tank 6A.

10) **Staff Reports**

Nothing new to report; a written report is in the agenda packet.

11) **Review of Action Items**

a) **Prior Meeting**

- Oeste production numbers and return flows – not available until February 2024

b) **Current Meeting** – Update CIP and bring Repair and Maintenance Plan to next meeting.

12) **Set Agenda for Next Meeting**

- Special Meeting – February 6, 2024

13) **Adjournment**

With no further business before the Committee, the meeting was adjourned at 5:09 p.m.

Agenda materials can be viewed online at [www.pphcsd.org](http://www.pphcsd.org)

Phelan Pinon Hills Community Services District

Enterprise Capital Improvement Projects

	Item No.	Location	Description											Notes		
				2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032		2032-2042	
Chromium Mitigation Projects	1	Well 14 SP 1.1	Well Profiling <i>(Contingent on state ruling)</i>				\$450,000.00									
		Well 12 SP 1.1	Equip with Cr6 Packer			\$150,000.00										
		Well 16-18 SP 1.1 / 1.4	Additional Water Supply				\$2,000,000.00									
		Well No. 15 - Azalea Road SP 1.1	Well, Equip, 12" pipeline 6K LF (\$2.4mil)	\$1,555,000.00												
		Storage Tank - Reservoir 6A (Prop. 1.5 MG) SP 1.1	Existing 6A (0.4 MG) <i>(Contingent on Fed. Funding (HUD) \$2 milFed./\$700,000 District)</i>				\$2,700,000.00									Approps req. for \$2 m - Budgeted in 2025/2026 depending on approval
		Reservoir 6A Other Cost SP 1.1	Design / Studies		\$100,000.00											Design for 6A Tank
		Future Reservoir Site	Land Aquistition	\$50,000.00												
Sub-Total Cr6:				\$1,605,000.00	\$100,000.00	\$150,000.00	\$5,150,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Civic Center	2	Civic Center Project (APN 3066-261-10) (See Government Funds, Civic Center Project for add. Costs)	Professional Services	\$100,000.00	\$237,958.05											
			Construction SP 1.7			\$8,000,000.00	\$500,000.00									Updated to reflect Steeno's 9-20-22 quote and additional contingency requirement
Sub-Total Civic Center:				\$100,000.00	\$237,958.05	\$8,000,000.00	\$500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Master Plan (Reservoirs)	3	Reservoir 7A (1.1 MG) SP 1.4	7A-1 (.079 MG) 7A-2 (.079 MG)						\$2,035,000.00							
		Other Cost SP 1.4	Design / Equipping / Studies						\$100,000.00							
		Reservoir L1 (0.35 MG) SP 1.4	L1 (.483 MG)						\$647,500.00							
		Other Cost SP 1.4	Design / Equipping / Studies						\$100,000.00							
Master Plan (Pipelines) 2022-2027	4	Sundown Road (Wilson Ranch/Roosevelt)	P1-1,900 LF (8"): Replace 6" with 8"				\$252,700.00									
		Phelan Road (Sheep Creek / Centola)	P3 -9,500 LF (12"): New Install 12"						\$1,989,200.00							
		Pinon Hills Road (Nielson / Maria)	P13-1,300 LF (8"): New Install 8"	\$157,300.00												
		Atsina Road (Mono / Solano)	P14-1,400 (8"): New Install 8"					\$186,200.00								
		Fremontia Road (Glenview / Oasis)	P15-2,600 LF (8"): Replace 6" with 8"						\$314,600.00							
Master Plan (Pipelines) 2032-2042	5	Smoke Tree (Soledad / Highway)	P2-6,500 LF (12"): Replace 6" with 12"											\$1,358,500.00		
		Buckwheat / Phelan / Cholla / Minero	P4-14,750 LF (12"): Replace 6"-8" with 12"											\$3,082,750.00		
		Brawley Road (Eaby / Schlitz)	P5-1,400 LF (8"): Replace 6" with 8"											\$224,000.00		
		Phelan Road (Baldy Mesa / Shasta)	P6-9,300 LF (12"): Replace 6" with 12"											\$1,636,800.00		
		Highway 138 / Ponderosa / Pine Tree	P7-8,300 LF (12"): Replace 6" with 12"													
		Buckthorne Road (Highway 138)	P8-1,300 LF (12"): Replace 6"-8" with 12"													
		White Fox Trail (Minero / Pionero)	P9-1,300 LF (12"): Replace 6" with 12"													
		Acanthus Street (Bonaza / Palmdale)	P10-1,300 LF (12"): New Install 12"													
		Pinero Road (Phelan Rd.)	P11-350 LF (12"): Replace 8" with 12"													
		Mirage Road (Mango / Progress)	P12-2,500 LF (12"): New Install 12"													
Sub-Total Master Plan CIP:				\$157,300.00	\$0.00	\$0.00	\$252,700.00	\$186,200.00	\$3,197,100.00	\$1,989,200.00	\$0.00	\$0.00	\$0.00	\$6,302,050.00		
Smithson Springs	6	Smithson Springs Canyon Tank and Pipeline	Construction (Capture Tank)				\$25,000.00									
Land	7	Future Expansion Sites (general)	Purchase			\$100,000.00										
Wells	8	Well 16 SP 1.1 / 1.4	Additional Water Supply							\$2,800,000.00						
Meters	9	Meter Replacement Program SP 1.5	Infrastructure													
			O & M	\$1,000,000.00	\$700,000.00											
Boosters	10	Booster and Appurtenance Replacements	Electrical Panel Replacement			\$135,000.00	\$135,000.00	\$135,000.00	\$135,000.00	\$135,000.00	\$135,000.00	\$135,000.00	\$135,000.00	\$135,000.00		
			Building Replacement													
			Pump/Motor/Pipework Replacement													
Reservoirs	11	Storage Tank - Tank at Well 2 Tank 3 (Prop. .5 MG) SP 1.1	Infrastructure					\$1,000,000.00								
Planning	12	Urban Water Management Plan	Report			\$25,000.00	\$15,000.00			\$25,000.00						
	13	Water Master Plan (update hydraulic model)	Report							\$88,000.00						
Sub-Total CIP (Items 6-12):				\$1,000,000.00	\$700,000.00	\$260,000.00	\$175,000.00	\$1,135,000.00	\$135,000.00	\$248,000.00	\$2,935,000.00	\$135,000.00	\$135,000.00	\$135,000.00		
Sub-Total CIP (Items 1-12):				\$2,862,300.00	\$1,037,958.05	\$8,410,000.00	\$6,077,700.00	\$1,321,200.00	\$3,332,100.00	\$2,237,200.00	\$2,935,000.00	\$135,000.00	\$135,000.00	\$6,437,050.00		

Phelan Pinon Hills Community Services District

Enterprise Capital Purchases

	No.	Item	Description											Notes		
				2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032		2032-2042	
Vehicles	14	Operations Vehicles / Equipment	Equipment													
			GM Vehicle (80% Enterprise)													
			Field Trucks	\$100,000.00	\$65,000.00	\$72,500.00	\$76,000.00	\$80,000.00	\$84,000.00	\$88,000.00	\$93,000.00	\$97,000.00	\$102,000.00			
Software & Hardware	15	Servers	Server						\$40,000.00					\$40,000.00	Updated from \$3,500 based on server and workstation upgrade recommendations	
Sub-Total (Capital Purchases):				\$100,000.00	\$65,000.00	\$72,500.00	\$76,000.00	\$80,000.00	\$124,000.00	\$88,000.00	\$93,000.00	\$97,000.00	\$102,000.00	\$40,000.00		
Total CIP and Capital Purchases:				\$2,962,300.00	\$1,102,958.05	\$8,482,500.00	\$6,153,700.00	\$1,401,200.00	\$3,456,100.00	\$2,325,200.00	\$3,028,000.00	\$232,000.00	\$237,000.00	\$6,477,050.00		

### Enterprise 10-Year Repair and Maintenance Plan

	No.	Item	Description	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032-2042	Notes	
Projects	1	Tank Maintenance STS 10-Year Contract (2021 to 2030)	*Cost included in Tank Contract - Blast and Recoat (10-Year STS Contract)	\$267,200.00	\$48,300.00	\$267,200.00	\$48,300.00	\$48,300.00	\$48,300.00	\$48,300.00	\$48,300.00	\$48,300.00	\$48,300.00		Contract amounts swapped in FY 23-24 and FY 24-25 due to budget constraints in FY 23-24	
			Exterior Tank Rehab (8A, 7A-1, 7A-2, 8B, 7B, 3C-2, 1C-1, 1C-2)	*	*	*	*									
			1.0 MG Tank Interior Rehab (1A-3, 1C-2, & 2C-2 (\$215K/per cost over 4-years)	*	*	*										
		2	Level Control/Pump Control/High Pressure Blow-off Control Valves / PRV Station maintenance. Well #14 PRV (164 valves total each year)	Maintenance	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00		
		3	Well Rehabilitation / Equipping / Maintenance	Rehab Well Emergency Well Rehab Equip Mountain Well (Well 17) Rehab Well 1B (2023) & 2A (2024) & Well 5	\$120,000.00	\$125,000.00	\$115,000.00	\$115,000.00	\$115,000.00	\$115,000.00	\$115,000.00	\$115,000.00	\$115,000.00	\$115,000.00		Originally budgeted in 2023/2024 Originally budgeted in 2022/2023
		4	Booster Rehabilitation (4 per year)	Rehabilitation	\$80,000.00	\$80,000.00	\$85,000.00	\$85,000.00	\$85,000.00	\$85,000.00	\$85,000.00	\$85,000.00	\$85,000.00	\$85,000.00		
		5	SCADA (System SCADA Upgrade completed 2015)	Site Upgrade	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00		Originally budgeted in 2023/2024
		6	PRV (Emergency By-Pass)	Rebuild / Replacement / Maintenance	\$10,000.00	\$15,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00		
		7	Leak Maintenance Program	Service Line Replacement (150/yr) Water Pipeline Lowering/Covering	\$115,000.00 \$136,000.00	\$120,000.00 \$68,000.00	\$150,000.00 \$61,000.00	\$158,000.00 \$58,000.00	\$166,000.00 \$96,000.00	\$174,000.00 \$110,000.00	\$183,000.00 \$110,000.00	\$192,000.00 \$110,000.00	\$202,000.00 \$110,000.00	\$212,000.00 \$110,000.00		Increase due to increase of 184% in materials cost
		8	Solar - Operation and Maintenance - SunPower	O & M Contract (2016-2026)	\$35,575.00	\$35,575.00	\$35,575.00	\$35,575.00	\$35,575.00	\$35,575.00	\$35,575.00	\$35,575.00	\$35,575.00	\$35,575.00		
		9	SCADA TESCO Maintenance Contract	Support Services & Training	\$15,000.00	\$6,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00		
	10	Lab Analysis	UCMR5			\$15,000.00										
	11	Site Maintenance	Vegetation Mitigation (CAL Fire)	\$10,000.00	\$5,000.00	\$5,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00			
<b>Total Enterprise Repair and Maintenance Plan:</b>				<b>\$818,775.00</b>	<b>\$532,875.00</b>	<b>\$999,775.00</b>	<b>\$561,875.00</b>	<b>\$616,875.00</b>	<b>\$638,875.00</b>	<b>\$647,875.00</b>	<b>\$656,875.00</b>	<b>\$666,875.00</b>	<b>\$676,875.00</b>	<b>\$0.00</b>		