

**MINUTES OF THE BOARD OF DIRECTORS  
MESA CONSOLIDATED WATER DISTRICT  
1965 Placentia Avenue, Costa Mesa, CA  
Tuesday, September 15, 2009  
7:00 p.m. Regular Board Meeting**

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**CALL TO ORDER**

The meeting of the Board of Directors was called to order on September 15, 2009 at 7:00 p.m. by President Dewane at the District Office Boardroom, located at 1965 Placentia Avenue, Costa Mesa, California.

**PLEDGE OF ALLEGIANCE**

Director Bockmiller led the Pledge of Allegiance.

**ROLL CALL**

Directors Present

Shawn Dewane, President  
Fred R. Bockmiller, First Vice President  
James F. Atkinson, Vice President  
Jim Fisler, Vice President  
Trudy Ohlig-Hall, Vice President

Directors Absent

None

Staff Present

Coleen L. Monteleone, Interim General Manager/  
District Secretary  
Robert R. McVicker, District Engineer  
Jerry Vilander, Water Operations Manager  
Denise Garcia, Executive Assistant  
Rob Anslow, Attorney, Bowie, Arneson, Wiles & Giannone

Others Present

**PUBLIC COMMENTS**

President Dewane invited members of the public to address the Board of Directors (Board) on matters that were not on the agenda.

Director Ohlig-Hall reported she attended the September 14, 2009 Planning Commission meeting. She noted that Director Fisler received a plaque and the commissioners were very complimentary of Mr. Fisler and his contributions to the Commission. In addition, she reported that Mr. Fisler offered information to the participants at the meeting on Mesa's Water Issues Study Group.

There being no members of the public present, President Dewane proceeded with the meeting.

## ITEMS TO BE ADDED, WITHDRAWN, OR REORDERED ON THE AGENDA

### I. CONSENT CALENDAR ITEMS:

All matters on the Consent Calendar will be approved by one motion unless a Board member, staff, or a member of the public requests a separate action.

Interim General Manager Monteleone pulled Item C and Director Ohlig-Hall pulled Item H. There were no objections by the Board.

- A. Approve minutes of adjourned regular Board meeting of August 25, 2009.
- B. Approve attendance considerations (additions, changes, deletions).
  - 1. Costa Mesa Public Safety Recognition; Costa Mesa, CA; Thursday, October 8, 2009.
- C. Board Schedule:
  - 1. Tentative Meeting Topics
  - 2. Conference, Seminars, and Meetings
  - 3. Board Calendar
- D. Received the August 2009 Investment Transaction Report.
- E. Approve an additional amount for the purchase of irrigable area parcel data from Municipal Water District of Orange County and appropriate \$1,500 from Working Capital Cash.
- F. Approve a Series Contract between Mesa Consolidated Water District and Calgon Carbon Corporation for carbon reactivation and supply of ammonium chloride and authorize the General Manager to execute the contract.
- G. Award a contract to J. A. Salazar Construction & Supply Corporation for Valve Replacements – Various Locations (MC 1852E) in the amount of \$299,000 and authorize the General Manager to execute the contract.
- H. Approve a professional services contract with Carollo Engineers for an amount not to exceed \$1,390,000 to provide design and construction phase services for technology replacement and expansion of the Colored Water Treatment Facility and authorize the General Manager to execute the contract.

President Dewane asked for comments from the public. There were no comments.

### MOTION 2009-84

Motion by Director Fidler, seconded by Director Atkinson, to approve Items A, B, and D - G of the Consent Calendar. Motion passed 5-0.

### Item C – Board Calendar

Due to the absence of various Directors in October, Ms. Monteleone reviewed the various meetings scheduled for October to ensure another Directors attendance at the meetings.

MOTION 2009-85

Motion by Director Bockmiller, seconded by Director Atkinson, to approve Item C of the Consent Calendar. Motion passed 5-0.

Item H – Approve a professional services contract with Carollo Engineers for an amount not to exceed \$1,390,000 to provide design and construction phase services for technology replacement and expansion of the Colored Water Treatment Facility and authorize the General Manager to execute the contract.

Director Ohlig-Hall asked about the estimated cost for the technology replacement and expansion of the Colored Water Treatment Facility. District Engineer McVicker responded that the construction was originally estimated to be \$15,000,000 (expansion and retrofit). She recommended that the Board participate in the selection of the contractor.

She commented on the importance for a public outreach program before construction begins. The Board agreed to have the Public Information Committee (PIC) develop a public outreach campaign for those neighbors who may be impacted by the construction efforts.

District Engineer McVicker confirmed eight firms received requests for proposals (RFPs) for the work identified in Item H; two companies submitted proposals.

The Board reviewed the process to effectively manage the contract. Mr. McVicker responded that the initial recommendation is to have a staff member assigned as construction manager. A separate issue is inspections. He noted that the plan is to present various options to the Engineering and Operations Committee from which a recommendation will be made to the Board.

Director Bockmiller supported a comment by Director Ohlig-Hall in the need for stringent over-site of the project.

Director Ohlig-Hall commented that the Board should consider a peer review of the various bids and contracts to ensure Mesa is adequately protected and that there are mandatory controls that will lead to a successful construction project.

The Engineering and Operations Committee agreed to develop a set of project milestones.

MOTION 2009-86

Motion by Director Ohlig-Hall, seconded by Director Atkinson, to approve Item H of the Consent Calendar. Motion passed 5-0.

**II. PRESENTATION AND DISCUSSION ITEMS:**

**A. WELL NO. 4 (SEGERSTROM #2) ABANDONMENT AND SITE DEMOLITION:**

The Engineering and Operations Committee discussed Well 4 possible abandonment and site demolition at its last meeting.

Director Atkinson offered that staff, with the assistance of General Pump, Geotechnical Consultants, Inc. and Carollo Engineers, has concluded that based on the results of the testing and analysis and overall water supply planning, production from Well 4 is surplus. Staff will develop plans and specifications to abandon the well and demolish the site to bring it back to the condition it was when Mesa first leased the property from C. J. Segerstrom and Sons. It was noted that Mesa is responsible for restoring the site.

Director Atkinson commented the current lease expires later in September and in order to restore the site, Mesa will require up to an additional six months extension of the lease to dismantle the well and restore the area.

Director Ohlig-Hall asked for further clarification regarding the water and the site.

District Engineer McVicker explained that the treatment of the extracted water may not be cost effective to use. He commented that if the District, in the abundance of caution, wanted to have surplus capacity, there is some value in leaving the well in place. His recommendation is to defer the decision on Well 4 until the new General Manager starts and is familiar with the project.

Mr. McVicker offered that the District has extended its lease four times. At this point, if the District wishes to continue using this well, it would have to purchase the property, which was appraised about two years ago. The conditions of the lease gave the District a certain amount of time and then there is an option to purchase at the end of the lease. He noted that the Segerstrom Family may not be interested in extending the lease for a long period of time.

A brief discussion ensued regarding the possibility of reducing the site footprint and rehabilitating Well No. 4.

Direction was given to staff to negotiate an extension of the lease and to develop proposals for reduction/rehabilitation and demolition for Board consideration.

**III. ACTION ITEMS:**

**A. ASSOCIATION OF CALIFORNIA WATER AGENCIES REGION 10 ELECTION FOR 2010-2011 TERM:**

Director Bockmiller offered that Mesa has previously stated its support for the Municipal Water District of Orange County (MWDOC) and its governance. He noted

that, in his opinion, voting to concur with the Region 10 Nominating Committee's recommendations would not be supportive of MWDOC.

MOTION 2009-87

Motion by Director Bockmiller, seconded by Director Atkinson, to take no action on the Association of California Water Agencies Region 10 Election for 2010-2011 term. Motion passed 5-0.

The agenda was re-ordered to take Item IV – Reports and Information Items prior to the Closed Session. There were no objections by the Board.

**IV. REPORTS AND INFORMATION ITEMS:**

A. REPORT OF THE INTERIM GENERAL MANAGER:

1. Items of general interest:
  - ◆ Other
    - The City of Costa Mesa was sent a letter regarding water conservation. The District has asked to schedule a presentation with the City.
    - Staff is responding to the OC Register's request for information on Directors' water usage.
    - Financial Services Manager Beatley will oversee the District in the absence of Interim General Manager Monteleone on Thursday, September 24, 2009.

B. STANDING COMMITTEE REPORTS:

1. Director Atkinson reported on the following meeting:
  - a. Engineering and Operations Committee Meeting, 9/10

C. DIRECTORS' REPORTS AND COMMENTS:

1. Director Atkinson:
  - a. Other
2. Director Ohlig-Hall reported on the following meetings:
  - a. LAFCO Meeting, 9/9
  - b. WACO Meeting, 9/11
  - c. Other
3. Director Fisler reported on the following meeting:
  - a. LAFCO Meeting, 9/9
  - b. WACO Meeting, 9/11
  - c. Other

4. Director Bockmiller:
  - a. Other
  
5. President Dewane reported on the following meeting:
  - a. WACO Meeting, 9/11
  - b. Special Executive Committee, 9/14
  - c. Other

**RECESS**

President Dewane declared a recess at 8:29 p.m. The Board reconvened at 8:39 p.m.

President Dewane announced that the Board of Directors was going into Closed Session at 8:39 p.m.

**III. ACTION ITEMS:**

**B. CLOSED SESSION:**

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS –  
PURSUANT TO GOVERNMENT CODE SECTION 54956.8:  
Property: Capital Project # CM-394 (OC-44 FEEDER)  
District Negotiator: Interim General Manager  
Negotiating Parties: Poseidon Resources  
Under Negotiation: Possible use of Mesa Consolidated Water District property  
by an outside company for purposes of delivering desalinated potable water to  
other agencies.

RETURN TO OPEN SESSION.

The Board returned to Open Session at 9:43 p.m.

Attorney Anslow announced that the Board met in Closed Session pursuant to Government Code Section 54956.08 with the Interim General Manager, District Engineer, and General Legal Counsel. The Board received information and there was no other announcement.

**IV. REPORTS AND INFORMATION ITEMS:**

Item taken prior to Item III.

**V. INFORMATION ITEMS:**

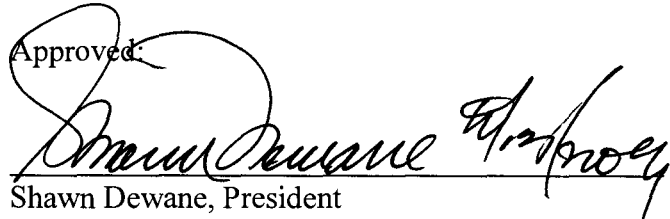
**A. ITEMS OF GENERAL INTEREST:**


1. Thank you letters for bottled water donation from the following organizations:
  - ◆ Costa Mesa High School, letter dated 9/02/09
  - ◆ Fairview Developmental Center, letter dated 9/04/09

◆ Injured Marine Semper Fi Fund, letter received 9/09/09

President Dewane adjourned the regular Board meeting at 9:44 p.m. to a regular Board meeting to be held on Tuesday, October 13, 2009 at 7:00 p.m.

President Dewane noted that due to an anticipated lack of a quorum the September 22, 2009 meeting has been canceled.

Approved:   
Shawn Dewane, President

  
Coleen L. Monteleone, District Secretary

Recording Secretary: Sharon D. Brimer