

MARINA COAST WATER DISTRICT

11 RESERVATION ROAD, MARINA, CA 93933-2099 Home Page: www.mcwd.org TEL: (831) 384-6131 FAX: (831) 883-5995 **DIRECTORS**

THOMAS P. MOORE

President

JAN SHRINER Vice President

HOWARD GUSTAFSON WILLIAM Y. LEE PETER LE

Agenda Regular Board Meeting, Board of Directors Marina Coast Water District

211 Hillcrest Avenue, Marina, California Monday, October 21, 2013, **6:00 p.m**. PST (Please note the earlier start time)

This meeting has been noticed according to the Brown Act rules. The Board of Directors meet regularly on the first and third Monday of each month. The meetings normally begin at 6:45 p.m. and are held at the City of Marina Council Chambers at 211 Hillcrest Avenue, Marina, California.

Mission: Providing high quality water, wastewater and recycled water services to the District's expanding communities through management, conservation and development of future resources at reasonable costs.

Vision: The Marina Coast Water District will be the leading public supplier of integrated water and wastewater services in the Monterey Bay Region.

- 1. Call to Order
- 2. Roll Call
- **3.** Public Comment on Closed Session Items Anyone wishing to address the Board on matters appearing on Closed Session may do so at this time. Please limit your comment to four minutes. The public may comment on any other items listed on the agenda at the time they are considered by the Board.

4. Closed Session

- A. Pursuant to Government Code 54956.9

 Conference with Legal Counsel Existing Litigation (Subdivision (a) of Section 54956.9)
 - 1) Ag Land Trust v. Marina Coast Water District, Monterey County Superior Court Case No. M105019; Sixth Appellate District Court of Appeals Case No. H038550

This agenda is subject to revision and may be amended prior to the scheduled meeting. A final agenda will be posted at the District office at 11 Reservation Road, Marina, 72 hours prior to the meeting. Copies will also be available at the Board meeting. A complete Board packet containing all enclosures and staff materials will be available for public review on Thursday, October 17, 2013 at the District office, Marina and Seaside City Halls, and at the Marina and Seaside Libraries. Information about items on this agenda or persons requesting disability related modifications and/or accommodations can contact the Board Clerk at: 831-883-5910. The next regular meeting of the Board of Directors is scheduled for November 4, 2013.

- 2) In the Matter of the Application of California-American Water Company (U210W) for Approval of the Monterey Peninsula Water Supply Project and Authorization to Recover All Present and Future Costs in Rates, California Public Utilities Commission No. A.12-04-019
- 3) California-American Water Company vs Marina Coast Water District; Monterey County Water Resources Agency; and Does 1 through 10, Monterey County Superior Court Case No. M120053 (Complaint for Declaratory Relief)

6:30 p.m. Reconvene Open Session (Please note the earlier start time)

5. Possible Action on Closed Session Items The Board will report out on any action taken during Closed Session, and may take additional action in Open Session, as appropriate. Any closed session items not completed will be discussed at the end of the meeting.

6. Pledge of Allegiance

- **7. Oral Communications** Anyone wishing to address the Board on matters not appearing on the Agenda may do so at this time. Please limit your comment to four minutes. The public may comment on any other items listed on the agenda at the time they are considered by the Board.
- **8. Consent Calendar** Board approval can be taken with a single motion and vote. A Board member or member of the public may request that any item be pulled from the Consent Calendar for separate consideration at this meeting or a subsequent meeting. The public may address the Board on any Consent Calendar item. Please limit your comment to four minutes.
 - A. Approve the Expenditures for the Month of September 2013
 - B. Approve the Correction to the Approved Regular Board Meeting Minutes of July 15, 2013
 - C. Approve the Revised Draft Minutes of the Adjourned Regular Board Meeting of August 26, 2013
 - D. Approve the Revised Draft Minutes of the Regular Board Meeting of September 16, 2013

7:00 PM

ALL PROTESTS TO THE PROPOSED ORD WATER AND WASTEWATER RATES MUST BE SUBMITTED TO THE BOARD SECRETARY BY NOT LATER THAN 7:00 PM AT THIS MEETING. ANY PROTESTS SUBMITTED AFTER THAT TIME SHALL BE REJECTED AS LATE AND SHALL NOT BE CONSIDERED

9. Public Hearing

- A. Receive Public Comment on Proposed Increases in District Rates, Fees, and Charges for the Ord Community Service Area
- B. General Manager's Verbal Report on the Result of Proposition 218 Protests to the Proposed Increases in District Rates, Fees, and Charges for the Ord Community Service Area
- **10. Action Item** The Board will review and discuss agenda items and take action or direct staff to return to the Board for action at a following meeting. The public may address the Board on these Items as each item is reviewed by the Board. Please limit your comment to four minutes.
 - A. Approval by the Board of Directors of the Proposition 218 Protest Count and Determination by the Board of Directors Whether a Valid Majority Protest Occurred

Action: The Board of Directors will consider approving the Proposition 218 protest count and determine whether a valid majority protest occurred.

11. Public Hearing

- A. Receive Public Comment on Changes to the Capacity Charges for the Central Marina and Ord Community Service Areas
- **12. Action Items** The Board will review and discuss agenda items and take action or direct staff to return to the Board for action at a following meeting. The public may address the Board on these Items as each item is reviewed by the Board. Please limit your comment to four minutes.
 - A. Consider Adoption of Resolution No. 2013-59 to Approve an Agreement with AMCAL Monterey Bay, LLC for Construction and Transfer of Water, Sewer and Recycled Water Infrastructure at The Promontory, a CSUMB Housing Project
 - Action: The Board of Directors will consider approving an Agreement with AMCAL Monterey Bay, LLC for Construction and Transfer of Water, Sewer and Recycled Water Infrastructure at The Promontory, a CSUMB Housing Project.
 - B. Consider Adoption of Resolution No. 2013-57 to Amend Section 16 of the Board Procedures Manual

Action: The Board of Directors will discuss and consider amending Section 16 of the Board Procedures Manual.

C. Discuss and Consider Procedure in Disciplinary Action for Appeals of Personnel Disciplinary Actions

Action: The Board of Directors will discuss and consider the procedure for appeals of personnel disciplinary actions under the Memorandums of Understanding between the District and the MCWD Employee Association and the District and Teamsters Local 890.

D. Provide Direction on Whether to Authorize the Board President to Attend the Monterey County Water Resources Agency Board Meeting as a Representative of the Marina Coast Water District

Action: The Board of Directors will consider whether to direct the Board President to attend the Monterey County Water Resources Agency Board meeting as a representative of the Marina Coast Water District.

- **13. Informational Items** *Informational items* are normally provided in the form of a written report or verbal update and may not require Board action. The public may address the Board on Informational Items as they are considered by the Board. Please limit your comments to four minutes.
 - A. General Manager's Report
 - Correspondence Received by Board or General Manager
 - B. Counsel's Report
 - C. Committee and Board Liaison Reports
 - 1. Water Conservation Commission
 - 2. Joint City-District Committee
 - 3. Executive Committee
 - 4. Community Outreach
 - 5. MRWPCA Board Member Liaison
- 6. LAFCO Liaison
 - 7. FORA
 - 8. WWOC Report
 - 9. JPIA Liaison
 - 10. Special Districts Association

14. Board Member Requests for Future Agenda Items

- A. Board Member Requests
- 15. Director's Comments
- **16.** Adjournment Set or Announce Next Meeting(s), date(s), time(s), and location(s):

Regular Meeting: Monday, November 4, 2013, 6:45 p.m.,

Marina Council Chambers 211 Hillcrest Avenue, Marina

Agenda Item: 8	Meeting Date: October 21, 2013
Submitted By: Brian C. Lee	Presented By: Brian C. Lee
Agenda Title: Consent Calendar	
2013C) Approve the Revised Draft Minutes of t26, 2013	
Environmental Review Compliance: None requ	iired.
Prior Committee or Board Action: See individua	al transmittals.
<u> </u>	Providing high quality water, wastewater and expanding communities through management, es at reasonable costs.
Financial Impact: See individual transmittals.	
Funding Source/Recap: See individual transmitt	rals.
Material Included for Information/Consideration	n: See individual transmittals.
Staff Recommendation: The Board of Directors	approve the Consent Calendar as presented.
Action Required:Resolution (Roll call vote is required.)	X MotionReview
Board	Action
Resolution No Motion By	Seconded By
Ayes	Abstained
Noes	Absent
Reagendized Date	

Agenda Item: 8-A	Meeting Date: October 21, 2013
Submitted By: Kelly Cadiente	Presented By: Kelly Cadiente
Agenda Title: Approve the Expenditur	es for the Month of September 2013
Detailed Description: The Board of D 2013 check register for expenditures to	pirectors is requested to approve the attached September taling \$786,755.75.
Environmental Review Compliance: N	one required.
Prior Committee or Board Action: Nor	ne.
Board Goals/Objectives: Strategic Planmost effective and fiscally responsible	n, Goal No. $4 - To$ manage the District's finances in the nanner.
Financial Impact:Yes	X_No
	re allocated across the six cost centers; 01-Marina Water, Ord Sewer, 05-Recycled Water, 06-Regional Water.
Material Included for Information/Cons	sideration: September 2013 Summary Check Register.
Staff Recommendation: The Board of totaling \$786,755.75.	of Directors approve the September 2013 expenditures
Action Required:Resolution (Roll call vote is required.)	n <u>X</u> MotionReview
	Board Action
Resolution No Motion l	Seconded By
Ayes	Abstained
Noes	Absent
Reagendized D	ate No Action Taken

Meeting Date: October 21, 2013

Agenda Item: 8-B

Submitted By: Brian C. Lee	;		Prese	ented By: Brian C. Lee
Agenda Title: Approve the 15, 2013	Correction to the	e Appro	ved Regular	Board Meeting Minutes of July
Detailed Description: The attached approved minutes		ors is	requested to	approve the correction to the
Environmental Review Cor	npliance: None re	equired.		
Prior Committee or Board Athe approved minutes of Jul		er 7, 20	13, the Board	d requested to revisit and correct
•	water services	to the	District's ex	Providing high quality water, xpanding communities through at reasonable costs.
Financial Impact:	_Yes <u>X</u>	_No		
Funding Source/Recap: Not	ne.			
Material Included for Inform	nation/Considera	tion: Co	orrected minu	ites of July 15, 2013.
Staff Recommendation: Th July 15, 2013 regular Board		ctors app	prove the con	rrected approved minutes of the
Action Required:	Resolution	X	_Motion	Review
	Во	ard Act	ion	
Resolution No	Motion By			Seconded By
Ayes			Abstained	
Noes			Absent	
Reagendized	Date		No A	action Taken

Agenda Item: 8-C		Meeting Date: October 21, 2013
Submitted By: Bria	n C. Lee	Presented By: Brian C. Lee
	prove the Revised Draft Mingust 26, 2013	utes of the Adjourned Regular Board Meeting of
Detailed Description minutes of August		s requested to approve the revised attached draft
Environmental Rev	view Compliance: None requ	ired.
Prior Committee of further review.	Board Action: On October	7, 2013, the Board requested to table this item for
wastewater and r	recycled water services to	sion Statement – Providing high quality water, the District's expanding communities through future resources at reasonable costs.
Financial Impact:	YesXN	o
Funding Source/Re	ecap: None.	
Material Included 1	or Information/Consideratio	n: Revised draft minutes of August 26, 2013.
	ntion: The Board of Directors I regular Board meeting.	s approve the revised draft minutes of the August
Action Required:	Resolution	X MotionReview
	Board	l Action
Resolution	No Motion By	Seconded By
Ayes		Abstained
Noes		Absent
Reagendized	Date	No Action Taken

Agenda Item: 8-D		Meeting Date: October 21, 2013
Submitted By: Brian C. Lee		Presented By: Brian C. Lee
Agenda Title: Approve the 16, 2013	Revised Draft Minut	es of the Regular Board Meeting of September
Detailed Description: The Eminutes of September 16, 20		requested to approve the revised attached draft
Environmental Review Com	ipliance: None require	ed.
Prior Committee or Board A further review.	Action: On October 7	, 2013 the Board requested to tabe this item for
wastewater and recycled	water services to th	on Statement – Providing high quality water, he District's expanding communities through ature resources at reasonable costs.
Financial Impact:	_Yes <u>X</u> No	
Funding Source/Recap: Nor	ne.	
Material Included for Inform	nation/Consideration:	Revised draft minutes of September 16, 2013.
Staff Recommendation: The September 16, 2013 regular		ors approve the revised draft minutes of the
Action Required:	Resolution X	MotionReview
	Board A	Action
Resolution No	Motion By	Seconded By
Ayes		Abstained
Noes_		Absent
Reagendized	Date	No Action Taken

Agenda Item: 8-E		Ν	feeting Date: October 21, 2013
Submitted By: Brian C. Lee		P	resented By: Brian C. Lee
Agenda Title: Approve the I	Oraft Minutes of th	e Regular Boa	ard Meeting of October 7, 2013
Detailed Description: The Boof October 7, 2013.	oard of Directors	is requested to	approve the attached draft minutes
Environmental Review Comp	pliance: None requ	ired.	
Prior Committee or Board Ad	ction: None.		
	vater services to	the District's	t – Providing high quality water, s expanding communities through ces at reasonable costs.
Financial Impact:	Yes X N	o	
Funding Source/Recap: None	2.		
Material Included for Inform	ation/Consideration	on: Draft minu	tes of October 7, 2013.
Staff Recommendation: The regular Board meeting.	Board of Director	s approve the o	draft minutes of the October 7, 2013
Action Required:	_Resolution	X Motion	Review
	Boar	d Action	
Resolution No	Motion By		Seconded By
Ayes		Abstaine	d
Noes_		Absent_	
Reagendized	Date	N	To Action Taken

Agenda Item:	10-A	Meeting Date: October 21, 2013
Submitted By:	Brian C. Lee	Presented By: Brian C. Lee
Agenda Title:	•	f the Proposition 218 Protest Count and etors Whether a Valid Majority Protest
	ription: The Board of Directors is requesermine whether a valid majority protest of	ted to approve the Proposition 218 protest ccured.
Environmenta	l Review Compliance: None required.	
Prior Committ	tee or Board Action: None.	
wastewater a	•	ntement – Providing high quality water, strict's expanding communities through esources at reasonable costs.
Financial Impa	act:YesX_No	
Funding Source	ce/Recap: None.	
Material Inclu	ded for Information/Consideration: None	. .
	nendation: The Board of Directors appro- by the Board of Directors whether a valid	ove the Proposition 218 Protest count and d majority protest occured.
Action Requir	ed:ResolutionXM	otionReview
	Board Action	ı
Resolu	tion No Motion By	Seconded By
Ayes	Ab	ostained
Noes	Ab	osent
Reagendized_	Date	No Action Taken

Agenda Item: 12-A Meeting Date: October 21, 2013

Submitted By: Peter Spiro Presented By: Brian C. Lee

Reviewed By: Brian C. Lee

Agenda Title: Consider Adoption of Resolution No. 2013-59 to Approve an Agreement with

AMCAL Monterey Bay, LLC for Construction and Transfer of Water, Sewer and Recycled Water Infrastructure at The Promontory, a CSUMB Housing Project

Detailed Description: The Board of Directors is requested to approve a Construction and Transfer of Water, Sewer and Recycled Water Infrastructure Agreement (hereafter referred to as the Infrastructure Agreement) between MCWD and AMCAL Monterey Bay, LLC for the Promontory.

The Promontory is a student housing development of (3) four-story, purpose-built U-Shaped buildings that would house 174 one-, two-, three-, and four-bedroom dormitory units, of a total of 579 beds. Each building is surrounding a central courtyard and one of the buildings contains a leasing office, a community center with associated amenities. The project will also include outdoor activity venues such as a spa, barbeque areas, a basketball court, outdoor seating areas with fire pits, etc. Operation of the student dormitory would be managed by the California State University, Monterey Bay Residential Life department for use by enrolled students.

The Project is located within the former Fort Ord Army Base. The site was granted to the City of Marina by Fort Ord Reuse Authority for redevelopment purposes. AMCAL has been working closely with appropriate land use jurisdictions to plan this development. AMCAL has also reached an Affiliation Agreement with CSUMB to market and manage the property as well as an agreement to connect to the University's hot water and electrical infrastructure. The anticipated date of opening is around August 2015 for the 2015-16 school year. The project's anticipated water demand is estimated at 33.3 ac-ft, of which approximately 3.8 ac-ft will be used for landscape irrigation. The Project has received the necessary allocations from the City of Marina.

The infrastructure that will be dedicated to the District includes approximately 1,700 L.F. of potable water mains and appurtenances, 3,500 L.F. of sanitary sewer gravity and forcemain lines. The District will also receive a complete Sanitary Sewer Lift Station, including an ingress-egress easement for access and maintenance purposes

The enclosed draft Infrastructure Agreement is based on MCWD Board of Directors approved template dated June 17, 2013 with minor clarifications requested by the applicant and reviewed by the District Engineer.

Environmental Review Compliance: On May 21, 2013, Marina City Council adopted a Mitigated Negative Declaration of the Environmental Impact Report for this project.

Prior Committee or Board Action:	On February	26, 2013,	The Board	of Directors	adopted
Resolution No. 2013-18 approving a requirement for this project.	variance requ	est that wai	ived the indi	vidual units	metering
Board Goals/Objectives: – Objective customers' needs and make timely				,	v

customers' needs and make timely improvements and increase infrastructure and level of services and human resources to meet needs of expanding service areas in an environmentally sensitive way.
Financial Impact: X YesNo
Funding Source/Recap: An increase in Operation and Maintenance expenditures, an increase in monthly revenues and a \$1.32 million addition to MCWD assets.
Material Included for Information/Consideration: Resolution No. 2013-59; and, Infrastructure Agreement with Exhibits.
Staff Recommendation: The Board of Directors is requested to adopt Resolution No. 2013-59.
Action Required: X Resolution Motion Review (Roll call vote is required.)
Board Action
Resolution No Motion By Seconded By
Ayes Abstained
Noes Absent
Reagendized Date No Action Taken

October 21, 2013

Resolution No. 2013-59 Resolution of the Board of Directors Marina Coast Water District

Approving a Construction and Transfer of
Water, Sewer and Recycled Water Infrastructure Agreement between
the Marina Coast Water District and AMCAL Monterey Bay, LLC
for the Construction and Transfer of Water, Sewer and Recycled Water Improvements at The
Promontory, a CSUMB housing project in Marina, CA

RESOLVED by the Board of Directors ("Directors") of the Marina Coast Water District ("District"), at a meeting duly called and held on October 21, 2013 at 211 Hillcrest Avenue, Marina, California as follows:

WHEREAS, the District and AMCAL Monterey Bay, LLC are coordinating the design and the construction of the Promontory Project, located generally east of 6th Avenue, South of 8th and Imjin Road; and,

WHEREAS, The City of Marina City Council adopted Resolution No. 2013-86 allocating 33.29 ac-ft of water to the subject development, such allocation is deemed to be sufficient; and,

WHEREAS, the Board of Director has adopted the standard Infrastructure and Transfer Agreement pursuant to Resolution No. 2013-18; and,

WHEREAS, the Developer has agreed on complying with the District adopted agreement; and,

WHEREAS, all applicable Government Codes and Regulations will be followed throughout the various stages of the project.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Marina Coast Water District does hereby authorize the Interim General Manager/District Engineer to sign the Construction and Transfer of Water, Sewer and Recycled Water Infrastructure Agreement between the Marina Coast Water District and AMCAL Monterey Bay, LLC for the Construction and Transfer of Water, Sewer and Recycled Water Infrastructure at The Promontory, a CSUMB housing project. And to take all actions and execute all documents as may be necessary or appropriate to give effect to this resolution.

PASSED AND ADOPTED October 21, 2013, by the Board of Directors of the Marina Coast Water District by the following roll call vote:

	Ayes:	Directors
	Noes:	Directors
	Absent:	Directors
	Abstained:	Directors
		Thomas P. Moore, President
ATTE	EST:	
Brian	C. Lee, Deputy	Secretary
		CERTIFICATE OF SECRETARY
	-	ned Secretary of the Board of the Marina Coast Water District hereby egoing is a full, true and correct copy of Resolution No. 2013-59 adopted
		Brian C. Lee, Deputy Secretary

Agenda Item: 12-B	Meeting Date: October 21, 2013
Submitted By: Brian C. Lee	Presented By: Brian C. Lee
Agenda Title: Consider Adoption of Resolution No. 2013- Procedures Manual	57 to Amend Section 16 of the Board
Detailed Description: The Board Procedures Manual is no consultants answering directly to the Board (e.g. attor regarding directing employees and consultants subordinate	neys, auditors). Section 16 is clear
Staff is requesting that the Board consider amending clarification.	the Board Procedures Manual for
Environmental Review Compliance: None required.	
Prior Committee or Board Action: The Board of Director Manual in November 2012. On September 16, 2013, the changes to Section 16 of the Board Procedures Manual.	
Board Goals/Objectives: — Strategic Plan, Mission Stater wastewater and recycled water services to the District management, conservation and development of future resonant plants.	ct's expanding communities through
Financial Impact: Yes X No	
Funding Source/Recap: None	
Material Included for Information/Consideration: Resolution Section 16 of the Board Procedures Manual will be provided	* * *
Staff Recommendation: The Board of Directors consider Procedures Manual.	r amending Section 16 of the Board
Action Required: X Resolution Moti (Roll call vote is required.)	onReview

	Board A	Action
Resolution No	Motion By	Seconded By
Ayes		Abstained
Noes		Absent_
Reagendized	Date	No Action Taken

October 21, 2013

Resolution No. 2013-57 Resolution of the Board of Directors Marina Coast Water District to Amend Section 16 of the Board Procedures Manual

RESOLVED by the Board of Directors ("Directors") of the Marina Coast Water District ("District"), at a regular meeting duly called and held on October 21, 2013 at 211 Hillcrest Avenue, Marina, California as follows:

WHEREAS, the original Board Procedures Manual (BPM) was adopted on April 24, 2002 and was last revised on November 13, 2012; and,

WHEREAS, the BPM is a resource for directors, staff and the public that defines the roles, responsibilities and procedures of the Board; and,

WHEREAS, the BPM is not clear on how direction is provided to consultants answering directly to the Board (e.g. attorneys, auditors), however, Section 16 is clear regarding directing employees and consultants subordinate to the General Manager. The suggested revisions to the BPM have been reviewed by legal counsel.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Marina Coast Water District does hereby approve the suggested revisions and updates to the Board Procedures Manual and directs staff to finalize the revisions.

PASSED AND ADOPTED October 21, 2013, by the Board of Directors of the Marina Coast Water District by the following roll call vote:

Directors

	Ayes:	Directors			
	Noes:	Directors			
	Absent:	Directors			
	Abstained:	Directors			
			T	Chomas P. Moore, President	
ATTEST:					
Brian C. Lee, Deputy Secretary					

CERTIFICATE OF SECRETARY

The undersigned Secretary of the Board of the Marina Coast Water District here	by
certifies that the foregoing is a full, true and correct copy of Resolution No. 2013-57 adopted	ted
October 21, 2013.	

Brian C. Lee, Deputy Secretary

Meeting Date: October 21, 2013

Agenda Item: 12-C

Submitted By: Jeanine DeBacker Reviewed By: Brian C. Lee	Presented By: Jeanine DeBacker
Agenda Title: Discuss and Consider Procedure for	Appeals of Personnel Disciplinary Actions
Detailed Description: The Board of Directors is refor appeals of personnel disciplinary actions u (MOU's) between the Marina Coast Water District the Teamsters Local 890 and the District.	under the Memorandums of Understanding
The MOU's provide two options for an appeal fr preference: a) the entire Board may hear an appeal Hearing Officer to hear the appeal and provide a Board for the final decision.	lant's appeal; or, b) the Board may appoint a
Environmental Review Compliance: None required	d.
Prior Committee or Board Action: None.	
Board Goals/Objectives: Strategic Plan, Goal No ground water and desalinated water, recycled w activities, infrastructure and human resources at or	vater and wastewater services, conservation
Financial Impact:YesX_No	
Funding Source/Recap: N/A	
Material Included for Information/Consideration: MCWD Employees Association and the Teamsters	
Staff Recommendation: The Board is requested proceed.	to provide direction to counsel on how to
Action Required:ResolutionX	MotionReview

Board Action							
Resolution No Motion By	Seconded By						
Ayes	Abstained						
Noes_	Absent_						
ReagendizedDate	No Action Taken						