

N O T I C E

Pursuant to the By-Laws of the Irish Beach Water District a Regular Meeting of the Board of Directors will be held on Saturday, September 13, 1986 at the Irish Beach Office at 9:30 a.m.

AGENDA:

Approval of Minutes of Previous Meeting

Treasurers Report

Old Business:

1. Fire Department Meter
2. Office Manager Salary - Clarification of 6/28/86 motion.

New Business:

1. Approval of payments to:
 - (a) Rescue Engineers, Final Payment, Water Treatment Plant Construction Contract.
 - (b) James Carl Co. - Extra Work Orders Tank Sandblasting and painting
 - (c) John Chowning, Tank Welding
 - (d) Lee Riley, Cement Pumping - Tank #3
 - (e) Baxman Co. Cement - Tank #3
 - (f) Richard Graydon - Water Treatment Bldg.
 - (g) Parnum Paving - Water Treatment Plant Entrance
2. Recommendation Re: purchase of metal detector and sump-pump.
3. Status Reports:
 - (a) James Carl Contract - Painting & Repairing of Tanks
 - (b) Upper Dam Repairs
 - (c) State Loan Completion Date Extension
 - (d) Insurance - Errors and Omissions etc.
 - (e) Augmentation Funds FY 1986-87
 - (f) Unit 5,7 & 8 Proposal
 - (g) SDHS Re; Bacteriological sampling

4. Report on 8/14/86 meeting with John Reprecht, Walter Stornetta and Bob Smith - re agreement on joint use of Diversion on Mallo Pass Creek.
5. Report on Meeting with personnel from Department of Fish and Game and Cal-Trans on Mallo Pass Project.
6. Letter from Douglas Blair re development of additional water sources.
7. Aqua Resources, Inc.
 - (a) Discussion of payment of invoices on various projects:
 - (1) Water Treatment Plant Inspection & Start-up
 - (2) Site Inspection - Painted Tank
 - (3) Site Visit - Mallo Pass (Master Plan Project)
 - (b) Consideration of Proposal from Aqua Resources, Inc. for General Contracting Services.
8. Any other matters which should properly come before the Board for consideration at this time.

Dated 9/3/86

IRISH BEACH WATER DISTRICT
Regular Meeting 9/13/86

In compliance with the By-Laws of the Irish Beach Water District, the regular meeting of the Board of Directors was held September 13, 1986, at 9:40 a.m.

The meeting was called to order by Chairman Robert Smith.

BOARD MEMBERS PRESENT: Robert H. Smith, Wilfred Edelbrock, Ken Hofer, Haÿs Hickey, Douglas Blair, ~~Treasurer Ken McKaig~~

ALSO ATTENDING: John Acquistapace, Systems Manager; ^{Ken McKaig, Treasurer;} Ruth Lyman, Office Manager; Betty Woodward, Secretary; Janus Bajsarowicz, Aqua Resources; and an audience of 16 property owners.

Minutes of special meetings of July 17, 1986, and August 2, 1986, and regular meeting of June 28, 1986, were read. Mr. Hickey moved their approval. Carried.

Chairman Smith reported actions taken in relation to the previous minutes: In regard to training, he wrote Aqua Resources that they owed a minimum of eight hours' training; Aqua Resources countered with an offer of six hours, which was accepted and is to be done after the rains begin. Regarding the State loan extension, the State has extended this loan to December 31, 1986. Regarding the County Counsel's opinion (page 3, 6/28/86 minutes), Chairman Smith reported that the County Counsel clarified his letter of 6/26/86 by saying that Units 5, 7 and 8 are not a new development, having already been developed and accepted by the Board.

Chairman Smith reported that extra work on the 80,000-gallon tank amounted to \$14,172.50 more than the \$52,000 bid for both tanks (Exhibit A).

Treasurer's Report: Treasurer McKaig reported that for 11 months through August, 1986, regular income was \$43,000 and operating expenses were \$50,000. Other income brought the total to \$15,000. The District is over budget for the year to date \$9,000 because of repairs, office rent, insurance, and engineering expense. Bank balance is \$133,000, unchanged from the previous report.

On the State loan rates were established to service \$130,000. Because of the No. 3 tank expense, the total cost will be about \$152,000. The State approved a loan of \$157,000; so the Board has the option of increasing the loan, which could be covered by changing assessments for houses from \$3.75 to \$4.25, and for lots from \$1.89 to \$2.20. However, Mr. McKaig recommends instead that the loan be kept to \$130,000, depleting the cash reserve by \$20,000. Mr. Hofer moved to accept the Treasurer's report. Carried. Mr. Edelbrock moved that the Board close off the loan at \$130,000 and pay the remaining amount out of the bank account. Carried.

OLD BUSINESS

1. Fire Department Meter. In a motion passed 6/28/86, water was to be left for use of the Fire Department, to be billed to that department,

and metering was to be required for watering the sheep in the pasture. After further discussion, Mr. Hickey moved that no meter be installed for use of the Fire Department. Carried. Mr. Hofer moved that no metering be installed at this time for watering of the sheep. Carried.

2. Office Manager's Salary. Treasurer McKaig reported in addition to \$936 overtime for January through May, overtime for June, July and August of 84 hours, amounts to \$672, a total of \$1608 in overtime pay.

Mr. Hickey moved that the Board pay Ruth for the actual hours worked at the rate of \$8 an hour and also pay her rent of \$150 a month for the room used by the Board. Motion failed, lacking a second.

Mr. Blair moved that the Board pay Ruth \$8 an hour for her work and \$150 rent and that she deduct 12½ hours from her time sheet. Carried.

Mr. Hofer moved that the Board pay Ruth back overtime totalling \$1608. Carried. Mr. Edelbrock moved Ruth's title be changed to that of Office Manager. Carried.

NEW BUSINESS

1. Approval of payments to (a) Rescue Engineers; (b) James Carl Co.; (c) John Chowning; (d) Lee Riley (e) Baxman Co.; (f) Richard Graydon; (g) Parnum Paving. Mr. Edelbrock moved that items (a) through (g), having been approved by oral poll of the Board, be paid. Chairman Smith questions the quality of the fence job by Graydon and recommended excluding this payment. Mr. Edelbrock accepted the amendment. Motion carried as amended.

2. Purchase of metal detector and sump pump. Chairman Smith will get bids, adding a bid for a pH meter, and will poll members by telephone.

3. Status Reports:

a. James Carl Contract. Discussion of repair of the 80,000-gallon tank centered around whether the entire floor should be fibreglassed now, at an additional cost of \$9,000, rather than fibreglassing three feet out from the edge of the floor and three feet up the sides.

Chairman Smith and Mr. Blair considered it acceptable to do the partial job now and do the entire floor later if and when needed, even though this method may be somewhat less satisfactory than a continuous job. Mr. Tonningsen from the audience expressed the feeling of some residents who would "rather see the tank fixed right than to do the cheap route and have more expense later. Mr. Bajsarowicz, asked for his opinion, said he thought the floor could be patched satisfactorily later.

Mr. Hofer moved that the tank be repaired by fibreglassing three feet up and three feet out from the bottom of the tank at a cost of \$6840. Carried.

September 13, 1986

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✓ b. Upper Dam Repairs. Mr. Edelbrock moved that four to five yards of concrete be poured into the hole below the dam. Carried.

c. State loan completion date extension was reported earlier in this meeting.

✓ d. Insurance: Errors and Omissions coverage of \$250,000 effective 8/1/86 at \$2100 a year has been obtained from California Special Districts Association. Mr. Edelbrock moved that this insurance be accepted. Carried. A higher amount of coverage is being sought.

e. Augmentation Funds FY 1986-87. Chairman Smith reported that 1986-87 County Special District Augmentation Funds total \$534,000. The method of disbursement will be decided by the County.

f. Unit 5, 7 and 8 proposal.

g. State Department of Health Services regarding bacteriological sampling. The District was four to five days late in May, 1986, in getting the required sample to the State, and, as required, owners have been notified. The District will now take its sample at the middle rather than at the end of the month and possibly use United Parcel rather than the postal service to get the sample to Ukiah.

4. Report on 8/15/86 meeting of John Ruprecht, Walter Stornetta and Bob Smith regarding agreement on joint use of Diversion on Mallo Pass Creek. Chairman Smith said there is nothing to report and that later developments will probably cancel further action in this matter.

✓ 5. Report on meeting with personnel from Fish and Game and Cal-Trans on Mallo Pass project. The Chairman met with these people two months ago. An expected letter from Fish and Game has not been received, but will give bypass information for the new and the old site. Cal-Trans will allow crossing if their specifications are met.

✓ 6. Letter from Douglas Blair to State Department of Health Services regarding development of additional water sources. (Exhibit B) Mr. Blair said that his intention is to develop the criteria necessary for a master plan. Mr. Blair and Chairman Smith made a presentation last week to the Department of Health Services (Exhibit C). From the State people it was learned that the Water District need not provide facilities for collection, treatment or storage until they are needed as long as there is a plan to do so, and that the State will accept different standards for water availability for new and for existing developments.

a. To determine how much water a new development needs, Mr. Blair referred to a letter of 11/4/85 from Aqua Resources, recommending that the Board require a new developer to supply 500 gpd for each household. Mr. Blair recommends that this be adopted as a standard.

b. In line with Aqua's recommendation of 11/4/85, Mr. Blair recommends that a new developer will be required to provide complete water treatment.

c. Mr. Blair said that a reasonable figure for storage appears to be 1000 gallons of water for each household; in addition to taking care of fire protection for the area. Since Unit 9 will probably be too high to receive fire protection from the 210,000-gallon tank, whatever storage is put in has to be high enough and of sufficient gallonage to cover domestic and fire use.

d. Chart No. 2 shows that water usage peaks in August, but availability is lowest in October. The two-month spread is an additional safety factor not included in other charts. The build-out rate is estimated at five units per year. Peak usage is 202 gpd per connection; low flow rate is 56 gpm. For existing units Mr. Blair recommends design criteria for long-range planning of 300 gpd per unit.

e. Chart #3 shows a 50-year period beginning with 115 units, plus five per year. Availability of water with 40% safety factor, in addition to the safety factor of the two-month lag, shows that it will be 32 years before any additional water will be needed. In long-range planning Mr. Blair said the Board needs to decide what to do when the build-out rate shows a need to provide more water. He sees two basic options: (1) joint venture with developers to develop Mallo Pass; if this is done, money will be spent now for facilities not needed for 32 years. (2) Aqua Resources in its 10/22/84 letter recommends pursuing the possibility of developing springs and horizontal wells in Irish Gulch. While the District has already resolved that it does not want to accept any new developments based on well water, Mr. Blair said that well water presents a viable alternative to get around the shortage (that is, less than 40% safety factor) which may occur in 32 years. At a cost of some \$10,000 the Board could put in a horizontal well to provide 12 gpm; one well would carry the District to 42 years, and three wells would cover 60 years with full build-out. Since it is not known whether the development will ever have complete build-out nor whether the figures presented here are accurate, Mr. Blair recommends that the long-range planning chart be adjusted every five years and that future boards be committed to this.

Mr. Woodward from the audience urged review oftener than every five years. Chairman Smith said the Board will review each year, but a review every two years should be mandatory.

Mr. Bajsarowicz commented that in 1984 the District's water collection was less efficient than it is now. He is not sure that with improved efficiency drilling horizontal wells would improve the water intake. While the reliability of wells is somewhat questionable, he does not disagree with the rest of the report.

Dr. Balzer from the audience commented that within the time leeway allowed, distillation of sea water may become a viable alternative.

Mr. Edelbrock expressed appreciation for this report.

Mr. Hickey asked whether the developer would own water in Mallo Pass if the District did not join in the development. Other Board members said the developer would have to turn the water over to the District to service Unit 9.

Mr. Blair presented Exhibit C resolutions and moved their adoption as criteria for the master plan for new and existing development. At the request of the Chairman, statement 3 of the Exhibit 3 resolutions was amended to add "for all surface sources for Unit 3." The motion was carried as amended.

✓ Mr. Blair proposed a resolution regarding sewage service for Unit 9 (Exhibit D) and moved its acceptance. Carried.

✓ Mr. Hickey moved that lots in Unit 9 will not share in assessment for repayment of the State loan. Carried.

Mr. Blair said a letter from Aqua Resources is not conclusive as to availability of water in Mallo Pass since it is not known when these readings were taken in relation to Stornetta's pumping, and since Aqua's figure is given as "accurate plus or minus 50%." Mr. Bajsarowicz said the Aqua report took a conservative view with little data on Mallo Pass, that hydrologists think in terms of much longer periods than 20 years and that they cannot predict on short term. He agreed that measuring with the Stornetta pump turned on would give one more piece of information.

Chairman Smith reported a talk with Walt Stornetta on 10/12/86 (Exhibit E). In light of this information, even without measurements, Chairman Smith sees no problem in approving Unit 9 for water and said there is no alternative to Mallo Pass as a source for Unit 9.

Mr. Edelbrock expressed concern about the extent of the Board's commitment in the face of many unknowns. Mr. Bajsarowicz said the risk is fairly small if water rights issues are resolved, but that water rights are a legally shady area.

✓ Mr. Blair moved that the following criteria be adopted: That if a test taken now, with the Stornetta pump running, bypasses at least 50 gpm plus the Fish and Game requirement, and if Stornetta agrees in writing that in the event of low-flow rate he will pass the minimum of 50 gpm, then the Board resolves that there is sufficient water in Mallo Pass to support Unit 9 and the inn site. Carried.

It was agreed that a Board member should be present for the test, which will be taken at the diversion point.

7. Aqua Resources, Inc.

a. Discussion of payment of invoices on various projects:

✓ (1) Water treatment plan inspection and start-up; (2) Site inspection, painted tank; site visit Mallo Pass (Master plan project):
Mr. Edelbrock moved that the Board pay Aqua Resources of \$5639.36 less \$750 to be withheld until training is provided. Carried.

b. Proposal for general contracting services. Mr. Blair suggested

that this method of getting data could be over-utilized. The Board agreed not to accept this proposal.

8. Other Matters

✓ a. Mr. Blair moved that the Board resolve that it will not participate with the Moores in the Mallo Pass venture for supplying Unit 9 in order to supply its own shortfall. Carried.

b. Mr. Edelbrock says the Board may be functioning in an illegal manner and asked that the Board look into changing the procedure of voting for members from property-value vote to one man-one vote. He said several briefs substantiate this move. He recommends getting an opinion from the County Counsel on how to change voting procedures. The opinion may require payment of a minimal fee. Chairman Smith expressed the opinion that this change is not necessary. Mr. Blair and Mr. Hofer suggested that the cost be determined and the Board can then be polled.

c. Mr. Edelbrock expressed concern regarding the length of time between meetings. The Board agreed that six meetings a year would be useful. A meeting can be continued to a subsequent date, but a change of by-laws requires Board of Supervisors approval. Mr. Edelbrock moved that the Board conduct an adjourned meeting on November 1, 1986. Carried.

Mr. Edelbrock moved that the meeting adjourn. Carried.

The meeting was adjourned at 1:30 p.m.

Respectfully submitted,

Secretary

EXHIBIT A

EXTRA WORK ON 80M GAL TANK

1. Sandblast and paint ceiling of both the
200M Gal & 80M Gal tanks 6500.00 May 22
40% to 80M Gal tank = 2600.00 → 2600.00
2. Sandblast & paint floor of 80M Gal tank 2644.00
July 21, 1982
3. Apply 2 layers fiberglass up the walls
3' and out from the walls on the floor 3' 6840.00
Aug 21, 1982
4. Welding patches on floor of tank including
labor and materials John Chomig 798.00
5. Concrete for 80M Gal tank (Barney) 312.00
6. Pumping concrete under grid around
80M Gal tank (Lee Riley) 106.25
7. Aqua Resource Dewey Burbank 872.29
inspection of floor after sandblasting and
recommendations on fiberglass around the
perimeter walls & floor also filling voids
under floor.

\$ 14172.53

September 9, 1986

David Clark
State Dept. of Health & Services

Subject: Water Requirements for Irish Beach.

Several conditions have changed since the District discussed this subject with you. More accurate data is available at this time to aid in our planning. Our planning to date encompasses the following:

1. The Irish Beach Water District will require 500 GPD/connection for all new developments.
2. Full water treatment will be required for all new developments such as coagulation, flocculation, sedimentation, filtration and disinfection. Cartridge filtration will not be allowed.
3. Storage for new developments must provide a minimum of 1000 Gals./connection. + FIRE Protection RESERVE.

Most of the above is taken directly from your letter of 11-4-85.

We also need to plan for the eventual additional water requirements for the existing units. We have now accurate water usage records as well as some history on Irish Gulch flow rates. We have determined the following:

1. Since water has been metered and charged based on usage, there has been a sizable reduction in total consumption. (See charts 1 & 4.)
2. We find that the usage peaks two months prior to the low flow rate period and favorably impacts the availability by some 765,000 Gals. (SEE CHART #2)
3. We find that measured flow rates have increased in both the upper and lower diversions since the improvements have been completed. We intend to further monitor these low flows and believe it will impact the water availability favorably.
4. The Architectural Committee projects the buildout rate to progress at under 5 units per year. This is consistent with past history.
5. The peak usage for the last two years is 212 GPD/Connection.
6. The low flow rate in Irish Gulch is 56 GPM.

We propose using a 300 GPD/connection usage rate in our long term planning. This provides a 40% plus safety factor up thru the year 2016. Or a 100% safety factor for the next 15 years.

(SEE CHART #3)

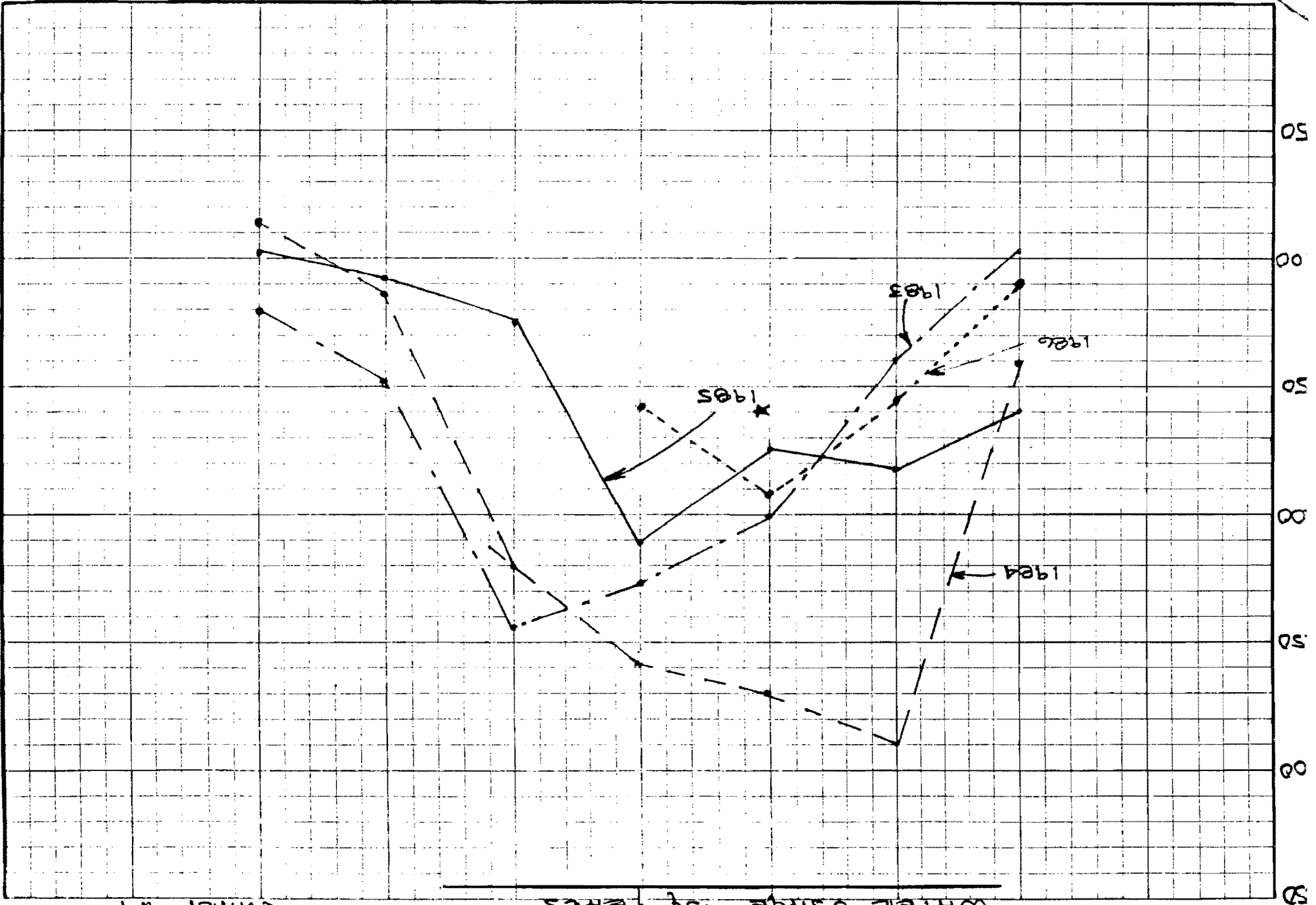
The plan would require that monitoring of the usage and low flow rates continue indefinitely. In five years (1991) the master plan would be adjusted by any changes in flow rates and usage. This would continue every five years.

The date for the first well installation will be adjusted accordingly.

D. H. BLAIR 7-9-86

CHART #1

WATER USAGE BY YEARS

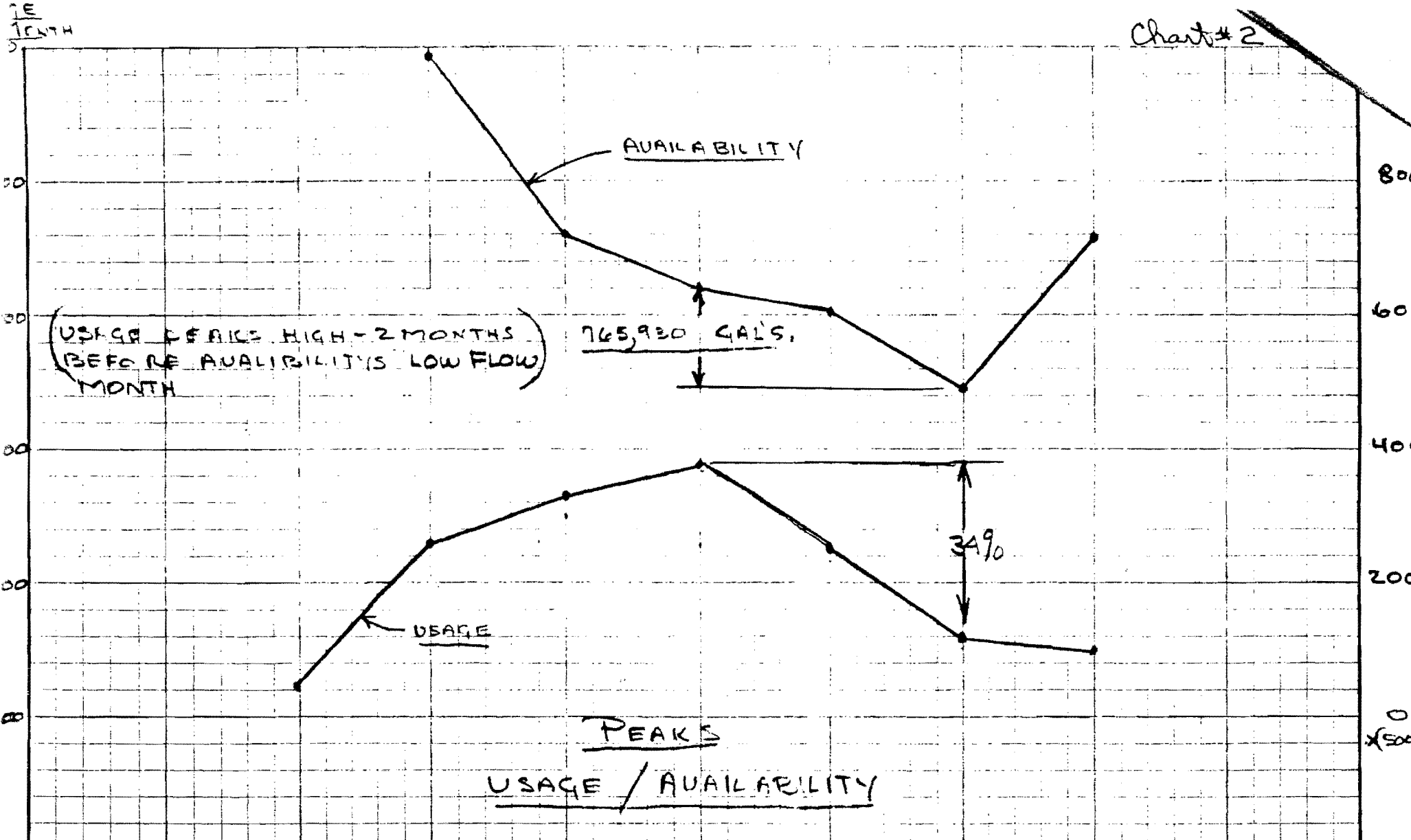


* METERED READING IN 1985 + 1986

MAY JUNE JULY AUG SEPT OCT NOV

50
100
150
200
250
300
350
400
450
500

Chart #2



USAGE	913,902	750,086	726,189	788,250	635,413	542,011	515,920
AVAIL.	3,976,240	3,576,960	3,196,800	3,652,680	2,430,870	3,576,960	

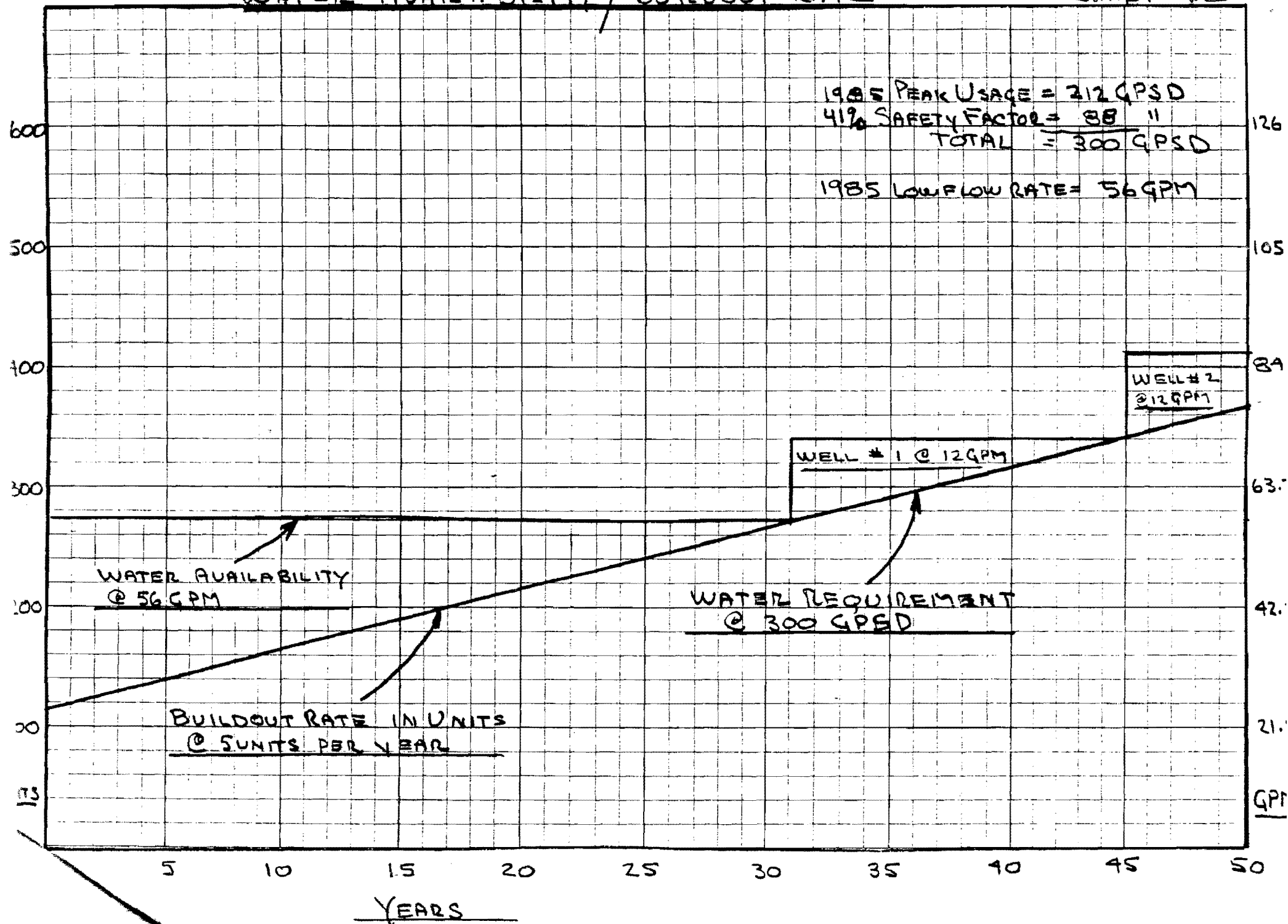
May June July Aug Sept Oct Nov.

(x 1000)

AVAILABILITY
(x 500)

WATER AVAILABILITY / BUILDOUT RATE

CHART #3



September 9, 1986

IRISH BEACH WATER DISTRICT

Water Usage

GPD/connection

Chart #4

Month	1983	1984	*1985	1986	1987	1988	1989	1990
January	not avail.	77	66	82				
February	" "	91	82	69				
March	" "	90	90	87				
April	" "	136	120	94				
May	93	141	157	120				
June	140	290	182	159				
July	203	274	173	186				
August	227	260	212	169				
September	245	219	127					
October	148	115	114					
November	123	84	98					
December	100	113	85					

*Metered Service started 1985

Resolutions

It is hereby ^{resolved} ~~proposed~~ that the water district adopt the following criteria for approving new developments and for expansion to the existing system.

1. New developments must provide a minimum of 500 GPSD and present proof of water source availability.
2. Planning for expansion needs to the existing system will be based on 300 GPSD.
3. New developments must provide complete water treatment such as coagulation, flocculation, sedimentation, filtration and disinfection, *for all surface sources for kind 3.*
4. Storage must be provided at 1000 G/S for domestic needs as well as meeting state requirements for fire protection for all new developments.
5. New developments at higher elevations will be required to install two Booster Pumps and one pressure regulator at the point that the new system interfaces with the existing system. Each pump will have the capacity to meet the total requirement.

Resolution

The District will require that the developer have recorded in their deeds to lots in unit 9, a clause which advises them of their financial responsibility for sewage service fee and the cost for major repairs and replacement. Lots in all other units will not share in these expenses.

Stornetta's Malcolms Diversions

Pumps water during the months of Apr thru Sept only.

During these six months the pumps are on for only 2 to 2 1/2 months actual time.

Depending on the requirements of the crop pumps are on 18 hrs per day for 18 days max also when less water is required they pump 16 hrs per day for 9 days or variations of these two examples

When the upper pump is pumping water to the sprinkling heads they pump at the rate of 375 GPM.

When this upper pump is pumping out of the storage pond the lower pump at the creek pumps continuously at approx the same rate 375 GPM

When all 75 Sprinkler heads are on simultaneously a total of 405,000 GPD is pumped.

Walt told me that in all the years they had been pumping at the rate above the creek had never been drawn down to the point where there was no excess water flowing past the pumping point but there had always been plenty of surplus water

(OVER)

When I mentioned that we would pump
at the rate of 50 - 60 G.P.M. he said,
there would be far more water available than
this relatively small amount.

RMS

Irish Beach Water District

POST OFFICE BOX 67

MANCHESTER, CALIFORNIA 95459

NOTICE

Pursuant to the By-Laws of the Irish Beach Water District the next Regular Meeting of the Board of Directors has been changed to September 13, 1986.

The meeting will take place at the Irish Beach Office at 10:30 a. m.

Posted 8/2/86

September 1, 1986

Bob Smith
President Irish Beach Water District

My analysis of the decisions required by the Water Board prompts me to make the following recommendations for consideration by the board of directors.

1. Stop all approvals for expenditures by the Water District relating to new water sources in Malo Pass, until (see attachment)
 - A. Criteria items related to a Master Plan have been approved.
 - B. An agreement is reached between the Developer and the Water District on sharing of costs.
2. All new facilities and systems for supplying new water to the Irish Beach Water District must be constructed to the design and specifications approved by the Water Board.
3. All lots in Unit 9 must have recorded in their deed, their joint responsibility for all major repairs or replacement of any required common leach field.
4. The Water District supply the current short fall by the use of Horizontal Wells in seeps or springs in Irish Gulch as per recommendations of Aqua Resources. See letters 10-12-84, 2-28-86. This eliminates any need for cost sharing arrangements with the Developer.

Douglas F. Blair
Douglas F. Blair

cc: Board of Directors

ATTACHMENT

A. Criteria:

1. All new lots will require 500 GPSD of water as per letter from the State Health and Services of 11-5-84.
2. All water supplied from Malo Pass Creek will require full water treatment as per letter from the State Health and Services of 11-5-84
3. The Developer of unit 7 & 8 (Bill Moores) will be required to make up the short fall created by the non performing well.
4. Storage for new water to be provided at 1000 GPS.
5. Water requirements for existing units will be calculated at 300 GPSD.

B. Sharing of Cost:

It is questionable if Malo Pass has sufficient water to supply both the new development and the current short fall. It's recommended that the Water District fill its shortage with horizontal wells and not participate in Malo Pass. If however decisions are made to use Malo Pass for the current short fall, the following is suggested.

The Water District will not be responsible for more than the lowest cost alternative, namely "Horizontal Wells". This is estimated at \$30,000.

The Developer will provide the original funds for the complete project.

The Water District will reimburse the Developer for its share at the point in time when the buildout of existing lots increase the water demand in excess of the current availability.

The funds which have already been expended by the district will be credited to the water districts share of the costs.

Determine who will have responsibility for construction. In any event the water board will have the right for progress inspections with the authority for stop work orders if work is not up to specifications.

IRISH BEACH WATER DISTRICT

Regular Meeting 9/13/86

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OLD BUSINESS

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53,000
6,500
14,172
73,500

53,425
513
52,912

St. Loan closed

and metering was to be required for watering the sheep in the pasture. After further discussion, Mr. Hickey moved that no meter be installed for use of the Fire Department. Carried. Mr. Hofer moved that no metering be installed at this time for watering of the sheep. Carried. *Car-Sheep*

2. Office Manager's Salary. Treasurer McKaig reported in addition to \$936 overtime for January through May, overtime for June, July and August of 84 hours, amounts to \$672, a total of \$1608 in overtime pay.

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2. Purchase of metal detector and sump pump. Chairman Smith will get bids, adding a bid for a pH meter, and will poll members by telephone.

3. Status Reports:

a. James Carl Contract. Discussion of repair of the 80,000-gallon tank centered around whether the entire floor should be fibreglassed now, at an additional cost of \$9,000, rather than fibreglassing three feet out from the edge of the floor and three feet up the sides.

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Mr. Hofer moved that the tank be repaired by fibreglassing three feet up and three feet out from the bottom of the tank at a cost of \$6840. Carried. *Fiberglass*

September 13, 1986

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b. Upper Dam Repairs. Mr. Edelbrock moved that four to five yards of concrete be poured into the hole below the dam. Carried.

c. State loan completion date extension was reported earlier in this meeting.

d. Insurance: Errors and Omissions coverage of \$250,000 effective 9/1/86 at \$2100 a year has been obtained from California Special Districts Association. Mr. Edelbrock moved that this insurance be accepted. Carried. A higher amount of coverage is being sought.

FYO
effect
8/1/86

e. Augmentation Funds FY 1986-87. Chairman Smith reported that 1986-87 County Special District Augmentation Funds total \$534,000. The method of disbursement will be decided by the County.

f. Unit 5, 7 and 8 proposal. - no discussion

g. State Department of Health Services regarding bacteriological sampling. The District was four to five days late in May, 1986, in getting the required sample to the State, and, as required, owners have been notified. The District will now take its sample at the middle rather than at the end of the month and possibly use United Parcel rather than the postal service to get the sample to Ukiah.

4. Report on 8/15/86 meeting of John Ruprecht, Walter Stornetta and Bob Smith regarding agreement on joint use of Diversion on Mallo Pass Creek. Chairman Smith said there is nothing to report and that later developments will probably cancel further action in this matter.

Cancelled
see
letter
& bill
4/25/86

5. Report on meeting with personnel from Fish and Game and Cal-Trans on Mallo Pass project. The Chairman met with these people two months ago. An expected letter from Fish and Game has not been received, but will give bypass information for the new and the old site. Cal-Trans will allow crossing if their specifications are met.

6. Letter from Douglas Blair to State Department of Health Services regarding development of additional water sources. (Exhibit B) Mr. Blair said that his intention is to develop the criteria necessary for a master plan. Mr. Blair and Chairman Smith made a presentation last week to the Department of Health Services (Exhibit C). From the State people it was learned that the Water District need not provide facilities for collection, treatment or storage until they are needed as long as there is a plan to do so, and that the State will accept different standards for water availability for new and for existing developments.

a. To determine how much water a new development needs, Mr. Blair referred to a letter of 11/4/85 from Aqua Resources, recommending that the Board require a new developer to supply 500 gpd for each household. Mr. Blair recommends that this be adopted as a standard.

b. In line with Aqua's recommendation of 11/4/85, Mr. Blair recommends that a new developer will be required to provide complete water treatment.

c. Mr. Blair said that a reasonable figure for storage appears to be 1000 gallons of water for each household; in addition to taking care of fire protection for the area. Since Unit 9 will probably be too high to receive fire protection from the 210,000-gallon tank, whatever storage is put in has to be high enough and of sufficient gallonage to cover domestic and fire use.

d. Chart No. 2 shows that water usage peaks in August, but availability is lowest in October. The two-month spread is an additional safety factor not included in other charts. The build-out rate is estimated at five units per year. Peak usage is 202 gpd per connection; low flow rate is 56 gpm. For existing units Mr. Blair recommends design criteria for long-range planning of 300 gpd per unit. 212

e. Chart #3 shows a 50-year period beginning with 115 units, plus five per year. Availability of water with 40% safety factor, in addition to the safety factor of the two-month lag, shows that it will be 32 years before any additional water will be needed. In long-range planning Mr. Blair said the Board needs to decide what to do when the build-out rate shows a need to provide more water. He sees two basic options: (1) joint venture with developers to develop Mallo Pass; if this is done, money will be spent now for facilities not needed for 32 years. (2) Aqua Resources in its 10/22/84 letter recommends pursuing the possibility of developing springs and horizontal wells in Irish Gulch. While the District has already resolved that it does not want to accept any new developments based on well water, Mr. Blair said that well water presents a viable alternative to get around the shortage (that is, less than 40% safety factor) which may occur in 32 years. At a cost of some \$10,000 the Board could put in a horizontal well to provide 12 gpm; one well would carry the District to 42 years, and three wells would cover 60 years with full build-out. Since it is not known whether the development will ever have complete build-out nor whether the figures presented here are accurate, Mr. Blair recommends that the long-range planning chart be adjusted every five years and that future boards be committed to this.

Mr. Woodward from the audience urged review oftener than every five years. Chairman Smith said the Board will review each year, but a review every two years should be mandatory.

Mr. Bajsarowicz commented that in 1984 the District's water collection was less efficient than it is now. He is not sure that with improved efficiency drilling horizontal wells would improve the water intake. While the reliability of wells is somewhat questionable, he does not disagree with the rest of the report.

Dr. Balzer from the audience commented that within the time leeway allowed, distillation of sea water may become a viable alternative.

Mr. Edelbrock expressed appreciation for this report.

Mr. Hickey asked whether the developer would own water in Mallo Pass if the District did not join in the development. Other Board members said the developer would have to turn the water over to the District to service Unit 9.

Mr. Blair presented Exhibit C resolutions and moved their adoption as criteria for the master plan for new and existing development. At the request of the Chairman, statement 3 of the Exhibit 3 resolutions was amended to add "for all surface sources for Unit 3." The motion was carried as amended.

Mr. Blair proposed a resolution regarding sewage service for Unit 9 (Exhibit D) and moved its acceptance. Carried.

*Unit 9
Exempt
from
Storona*

Mr. Hickey moved that lots in Unit 9 will not share in assessment for repayment of the State loan. Carried.

Mr. Blair said a letter from Aqua Resources is not conclusive as to availability of water in Mallo Pass since it is not known when these readings were taken in relation to Stornetta's pumping, and since Aqua's figure is given as "accurate plus or minus 50%." Mr. Bajsarowicz said the Aqua report took a conservative view with little data on Mallo Pass, that hydrologists think in terms of much longer periods than 20 years and that they cannot predict on short term. He agreed that measuring with the Stornetta pump turned on would give one more piece of information.

*date
error
in letter*

Chairman Smith reported a talk with Walt Stornetta on 10/12/86 (Exhibit E). In light of this information, even without measurements, Chairman Smith sees no problem in approving Unit 9 for water and said there is no alternative to Mallo Pass as a source for Unit 9.

Mr. Edelbrock expressed concern about the extent of the Board's commitment in the face of many unknowns. Mr. Bajsarowicz said the risk is fairly small if water rights issues are resolved, but that water rights are a legally shady area.

Mr. Blair moved that the following criteria be adopted: That if a test taken now, with the Stornetta pump running, bypasses at least 50 gpm plus the Fish and Game requirement, and if Stornetta agrees in writing that in the event of low-flow rate he will pass the minimum of 50 gpm, then the Board resolves that there is sufficient water in Mallo Pass to support Unit 9 and the inn site. Carried.

*see attached
letter from
Wells
9/17/86*

It was agreed that a Board member should be present for the test, which will be taken at the diversion point.

7. Aqua Resources, Inc.

a. Discussion of payment of invoices on various projects:

(1) Water treatment plan inspection and start-up; (2) Site inspection, painted tank; site visit Mallo Pass (Master plan project):
Mr. Edelbrock moved that the Board pay Aqua Resources of \$5639.36 less \$750 to be withheld until training is provided. Carried.

b. Proposal for general contracting services. Mr. Blair suggested

that this method of getting data could be over-utilized. The Board agreed not to accept this proposal.

8. Other Matters

a. Mr. Blair moved that the Board resolve that it will not participate with the Moores in the Mallo Pass venture for supplying Unit 9 in order to supply its own shortfall. Carried. *

b. Mr. Edelbrock says the Board may be functioning in an illegal manner and asked that the Board look into changing the procedure of voting for members from property-value vote to one man-one vote. He said several briefs substantiate this movr. He recommends getting an opinion from the County Counsel on how to change voting procedures. The opinion may require payment of a minimal fee. Chairman Smith expressed the opinion that this change is not necessary. Mr. Blair and Mr. Hofer suggested that the cost be determined and the Board can then be polled.

c. Mr. Edelbrock expressed concern regarding the length of time between meetings. The Board agreed that six meetings a year would be useful. A meeting can be continued to a subsequent date, but a change of by-laws requires Board of Supervisors approval. Mr. Edelbrock moved that the Board conduct an adjourned meeting on November 1, 1986. Carried.

Mr. Edelbrock moved that the meeting adjourn. Carried.

The meeting was adjourned at 1:30 p.m.

Respectfully submitted,

Secretary

NOTICE OF SPECIAL BOARD MEETING

PURSUANT TO THE BY LAWS OF THE IRISH BEACH
WATER DISTRICT, NOTICE IS HEREBY GIVEN THAT
A SPECIAL MEETING HAS BEEN CALLED FOR JULY 17, 1986
AT 3 P. M.

THE PURPOSE OF THE MEETING IS TO CONSIDER
INSURANCE PROPOSALS FOR THE DISTRICT.

Dated 4/15/86

Irish Beach Water District

POST OFFICE BOX 67

MANCHESTER, CALIFORNIA 95459

July 19, 1986

N O T I C E

At a special meeting on July 17, 1986, the Irish Beach Water Board took the following action: To accept the insurance proposal of the California Special District Insurance Authority (SDIA) in a total amount of \$3521. and to empower the chairman of the Irish Beach Water Board to cancel the insurance from Fireman's Fund Insurance when it is deemed advisable for the security of the Irish Beach Water District. Passed by unanimous roll call vote (Mr. Edelbrock, Mr. Hofer; Mr. Hickey absent).

Robert H. Smith, Chairman
Irish Beach Water Board

IRISH BEACH WATER DISTRICT

Special Meeting, July 17, 1986

In compliance with the By-Laws of the Irish Beach Water District, a special meeting of the Board of Directors was held July 17, 1986.

The meeting was called to order by Chairman Robert H. Smith at 3 p.m.

BOARD MEMBERS PRESENT: Robert H. Smith, Wilfred Edelbrock, Ken Hofer
ABSENT: Hays Hickey

ALSO ATTENDING: Ruth Lyman, Office Manager; Betty Woodward, Secretary

Chairman Smith announced that the purpose of the meeting was to consider an insurance proposal from California Special Districts Authority. (See letter of July 11, 1986, from California Special Districts Association.) Deadline for reply is July 21, 1986.

Chairman Smith said that present coverage with Fireman's Insurance Company costs \$6913. a year, as compared with \$3521. for SDIA. Richard Maddalena, president of SDIA Board of Directors, has told Chairman Smith that the large deductibles in their policy were set up at the recommendation of their underwriters.

Comparison of the two policies was discussed. In SDIA proposal, Section II (1), the general liability coverage lists a number of losses not applicable to Irish Beach Water District. In Section II (2), with a \$250,000 deductible for each loss, the Water District could be affected by only two of the types of losses listed, i.e., the possibility of a tank breaking, and failure to supply water. In Section III automobile liability carries a \$2,000 mandatory deductible for each loss, as compared with the present policy's deductible of \$250.

Mr. Edelbrock said he is familiar with joint powers insurance agreements and that initially premiums seem high until "the pot is full"; then premiums go down. Going into the program now would save about \$1300 over the cost of going in in six months. He noted that SDIA states it might accept existing insurance policies as primary coverage and give pro rata credit to the District, to be deducted from the next year's premium.

Chairman Smith pointed out that the District is not covered for Errors or Omissions and that this is not now covered by SDIA although it might be covered later. Mr. Edelbrock asked that this coverage be pursued for protection of Board members.

Mr. Edelbrock stated that he feels strongly that getting in on the ground floor of a joint powers insurance program will pay off for patrons of the community. An additional advantage is that because of the joint agreement the insurance is not subject to cancellation.

Chairman Smith has explained the proposal by telephone to absent member Hickey, who said he would go along with whatever was decided by the other Board members.

✓ Mr. Edelbrock moved that the Board accept the insurance by SDIA as outlined in their letter of July 11, 1986, in a total amount of \$3521 and empower the president of the Irish Beach Water Board to cancel the insurance from Fireman's Fund Insurance when it is deemed advisable for the security of the Irish Beach Water District. Seconded by Mr. Hofer. Passed unanimously by roll call vote.

Mr. Edelbrock reminded the Board that according to the Brown Act the results of this meeting must be posted as soon as possible in a public place for ten days.

Mr. Edelbrock moved that the meeting be adjourned. Seconded by Mr. Hofer. Carried.

The meeting was adjourned at 3:30 p.m.

Respectfully submitted,

Betty Woodward

NOTICE

Pursuant to the By-Laws of Irish Beach Water District. a Regular Meeting of the Board of Directors will be held on Saturday, June 28, 1986 at the Irish Beach Office at 1 p.m., the date having been announced at the adjourned meeting held April 27, 1986 and posted immediately thereafter.

The Agenda is as follows:

1. Approval of Minutes of Previous Meeting
2. Treasurer's Report
3. Workman's Compensation Insurance - Fire Dept.
4. Water Hookup - Garden
5. Jar Test Equipment - Department of Health Services
letter 6/3
6. Report on Tanks - Conservation
7. State Loan Extension
8. Lower Dam - Pump Installation & Electrical Expense
9. Upper Dam - Repairs & Expense
10. Mallo Pass Report
11. Report on County Counsel Opinion
12. Report on Units 5-7-8 Agreement
13. Office Manager Salary

14. Any other matters which should properly come before
the Board for consideration at this time.

Dated 6/17/86

IRISH BEACH WATER DISTRICT

Regular Meeting June 28, 1986

In compliance with the By-Laws of Irish Beach Water District, the Regular Meeting of the Board of Directors was held June 28, 1986, at 1 p.m.

The meeting was called to order by Chairman Robert Smith.

BOARD MEMBERS PRESENT: Robert H. Smith, Wilfred Edelbrock, Jack Swartz, Hays Hickey

ABSENT: Ken Hofer

ALSO ATTENDING: John Acquistapace, Systems Manager; Ruth Lyman, Bookkeeper; Betty Woodward, Secretary; and an audience of 16 property owners.

1. Minutes of the previous meetings of April 27 and May 10 were read. Correction was by Edelbrock in April 27 minutes, page 3, item D, to change the word "sufficient" to "insufficient." With this correction the minutes were approved. Moved by Edelbrock, seconded by Hickey. Carried.

Chairman Smith reported that he has written the State Water Resources Control Board requesting extension of the deadline at Mallo Pass. The reply was that if construction work is not completed by 1987 or if maximum use has not been made of the water by 1988, that would be the time to petition for extension. In their judgment, if the work is started but not completed, they will extend the time.

In regard to the Board's paying an attorney for assistance when the Board meets with the Stornettas, Chairman Smith said nothing has been done in this regard because no report has been received from Aqua Resources.

2. TREASURER'S REPORT: Treasurer McKaig reported that the budget is on track through the eighth month of the fiscal year in spite of unusual one-time expense in May of a higher insurance premium and purchase of a new pump for the lower dam. Edelbrock asked that item 2324 for \$90 for backhoe work at Mallo Pass be considered separately from other budget items. Chairman Smith explained in regard to this item that in order for the Aqua Resources engineer to make a plan for installing the diversion, he needed to know where the bedrock of the creek was. He added that the Board had voted to proceed with Mallo Pass.

Edelbrock said the Board had reaffirmed that additional expense was to be paid by the developer, not the Board, and that the County Counsel has said the Board could be in violation of the law if it gives public money to an individual or private corporation.

Smith said when the Board goes into Mallo Pass, the total cost will be split between the Board and the developer according to the amount of water used. The Board would have legal expense in regard to the Stornettas and the developer.

Hickey moved that the \$90 for backhoe work be paid. Seconded by Swartz. Opposed: Edelbrock. Carried.

Hickey moved that the Treasurer's report be accepted. Swartz seconded. All in favor, motion carried.

Treasurer McKaig referred to training of 16 hours or three sessions particularly around chemical feed dosages to have been provided by Aqua Resources at a cost not to exceed \$2,000. Chairman Smith, Treasurer McKaig, and John Acquistapace agree that this amount of training was not provided. Edelbrock moved that a letter be sent to Aqua Resources asking them to outline dates, times, and content of training.

Hickey moved that the Board refuse to pay this bill and send a letter explaining the reason. Seconded by Swartz. Carried.

3. WORKMEN'S COMPENSATION INSURANCE, FIRE DEPARTMENT: Treasurer McKaig reported that last year's premium was \$1620, and this year's \$1813, with additional charges to come. Last year's charge per man was \$211; this year's \$251. Also the number of volunteer firemen listed has been increased to 13. It was decided that several of these should be dropped, reducing the list to 9, with 3 questionable. The six volunteers with beepers are most likely to appear when needed. Chairman Smith will have Ken Hofer check with members.

4. WATER HOOK-UP, GARDEN: Mrs. Elder has asked that this hook-up be cancelled. After discussion Edelbrock moved that the Board shut off water to the garden, retroactive to 3/26, leave water for the use of the Fire Department and bill the Department, and require metering for watering the sheep in the pasture. Seconded by Swartz. Carried.

5. JAR TEST EQUIPMENT - DEPARTMENT OF HEALTH SERVICES LETTER OF 6/3/86. The Department does not agree that the treatment plant should be used as a laboratory and recommends that the Board buy jar test apparatus, for the use of which the Department is willing to provide training. Edelbrock moved that the Board purchase jar test equipment at a cost not to exceed \$500. Hickey seconded. Carried.

6. REPORT ON TANKS - CONSERVATION: Chairman Smith reported that the large tank is completed and has been examined by a representative of Aqua Resources; every panel has been checked and paint has been tested for the proper thickness inside and out. The tank has now been full for four days. After seven days a representative from a Santa Rosa lab will sample the water for dissolved volatile organic chemicals. He said the engineer estimated that with cathodic protection the tank will last 15 years.

Smith reported that the original bid for this work did not include the floor of one tank or the ceilings of both tanks, at an additional cost of \$6500. This was agreed upon by four members polled at the time. Edelbrock moved to authorize the additional expenditure of \$6500. Hickey seconded. Carried.

7. STATE LOAN EXTENSION: The State extended this loan at the Chairman's request to 7/1/86, and one more month's extension will have to be requested.

8. LOWER DAM - PUMP INSTALLATION AND ELECTRICAL EXPENSE: The pump has been installed and is working. Chairman Smith said the pump was expensive because 5 h.p. maximum was wanted, which required a two-stage pump.

9. UPPER DAM - REPAIRS AND EXPENSE. Chairman Smith will obtain the cost of necessary backhoe work, cement and labor so as to clean and fill this hole before winter.

10. MALLO PASS REPORT: Chairman Smith reported no change since last meeting. The key is to get permission to run the main line across the fill and see the Fish and Game Department about moving the diversion upstream.

11. REPORT ON COUNTY COUNSEL OPINION: Edelbrock asked that the original of the County Counsel's letter of June 26, 1986, be filed as an official document.

Chairman Smith felt that the key sentence in the opinion is on page 2: "Under the Agreement, the Moores agreed to assign to the District sufficient appropriate water rights to enable the District to supply water to the units to be developed." Edelbrock said the County Counsel told him that going into Mallo Pass and providing water for Units 5, 7 and 8 by whatever means necessary are the sole responsibility of the developer.

Chairman Smith pointed out that the Coastal Commission had refused to allow the developer to put a diversion at Mallo Pass, thus preventing him from providing water for Units 5, 7 and 8 from that source. The developer therefore agreed to put in a well and diversion at Nichols Ranch to furnish 20-21 gpm from that area. Chairman Smith believes that if the Counsel had seen the letter of denial from the Coastal Commission, this would have affected his opinion. Edelbrock said the County Counsel has a copy of the resolution accepting Units 5, 7 and 8, but he understands that this did not cancel or alter the agreement in question. He understands that unless an act had been taken specifically to make the agreement null and void, it stands in effect. Chairman Smith believes that there must be documents nullifying the agreement. Edelbrock urged that this be resolved before the Board spends any money at Mallo Pass.

Chairman Smith called on Dick Doherty, present in the audience, who was chairman of the board which completed office on 11/30/79. Doherty said that as of 11/30/79 the board he chaired had not accepted the water offered by the developer because it had not been tested. The next day, on 12/1/79, the subsequent board accepted the developer's claim without having access to the file, which was still in Doherty's possession.

Swartz and Chairman Smith said the Board would need its own attorney's opinion as to whether the previous board had accepted the water. Smith summarized by saying the Board had received the County Counsel's opinion from Mr. Edelbrock, had discussed it briefly, and will review it to decide next steps.

Mr. Lubeck complimented Edelbrock for carrying out and pursuing the Board's wishes to obtain the County Counsel's opinion. Chairman Smith concurred.

12. OFFICE MANAGER'S SALARY: Treasurer McKaig reported that Ruth Lyman has been working over 100 hours per month and on a salary basis has been paid for only 80 hours. He recommends returning her to an hourly basis, that she be paid \$936 for overtime from January through May, that her title be changed from Bookkeeper to Office Manager, and that the Secretary be responsible to the Office Manager and be assigned only the minutes of meetings. Edelbrock moved that the Board pay Ruth Lyman \$936 but defer writing her check until the Board and she find the avenue to allow the most money to accrue to her. Swartz seconded. Carried.

13. REPORT ON UNITS 5-7-8 AGREEMENT: Discussion of this section was confused because the agenda item was labelled "Reports on Units 5-7-8 Agreement," whereas the item meant to be discussed was William Moores' new proposal "Agreement for the Assignment of Water Rights," concerning Unit 9.

Referring to Units 5-7-8, Edelbrock raised a question as to whether these units had been legally accepted by the Water District. He said that on December 1, 1979, Hays Hickey, then Board chairman, certified that on 8/18/79 the Board passed the inclusion of Units 5-7-8, but that Hickey had not come on the Board until the following December. In answer to Edelbrock's question whether Hickey knew the letter was inaccurate, Hickey replied that he had information at the time that these units had been accepted although he could not say where the substantiating documents are. Mr. Doherty commented that acceptance was not passed on 8/18/79, at which time he was board chairman. Mr. Doherty has copies of all documents of that period.

Chairman Smith turned the discussion to the current proposal from Moores, who wants the Board to advise the Health Department that it will accept the water from the well to service Unit 9. He is now before the Planning Commission to revise his plan for Unit 9, originally for 88 homes, and needs to present his plan for providing water. He hopes for a prompt decision from the Board.

The well has been idle for about ten years. The test would be run in September, at the driest time of the year. Chairman Smith said the engineer cannot guarantee that flow would continue at the rate of the test.

Considerable discussion followed. Treasurer McKaig suggested starting with advice from the Aqua Resources engineer on what features are necessary to protect the Water District, then using an attorney to draw up a conditional approval, so that if the well fails in, for example, three to five years, adjustments would be made by Moores related both to money and water. He pointed out that the Moores proposal covers much more than just the well.

There was discussion but no agreement on the length of time the developer would be expected to guarantee water.

Swartz and Edelbrock stated that the Board should get an agreement from Moores to pay and put in an escrow account funds needed for legal and engineering expense to protect the Water Board's interest. Smith said he would write Moores to ask whether he will agree to this payment.

Doug Blair asked the Board to decide if well water is a viable option to creek water. He added that if the proposal was accepted, the District would be servicing 88 lots in Unit 9 out of a well and asked if the Board really wanted to obligate Irish Beach owners to a well.

Lubeck said that for any additional development the developer should develop water and then transfer the system to the Water District for maintenance.

Edelbrock moved that the Board reject the well. There was no second, but after further discussion Chairman Smith said he would write Moores that the Board does not want to accept well water for future development because it is too fragile a resource for the long term.

OTHER ITEMS

Small Tank: Chairman Smith requested authorization to pay James-Carl \$2644 for sand-blasting the bottom of the 80,000-gallon tank. If fiberglass is needed on the bottom

June 28, 1986

Page Five

and two feet up the walls, the total would be \$7986. Swartz moved that the Board authorize Chairman Smith the flexibility to make the decision with the engineer on the spot to spend up to \$2644 for sandblasting. Seconded by Hickey. Carried, with Edelbrock abstaining.

John Acquistapace stated that the small tank is leaking even more at present and that if the District had another tank, it would have a needed safety margin.

Aqua Resources bill: Chairman Smith asked authorization to pay the inspector from Aqua Resources for inspecting the paint job, at a cost of \$600 to \$700. There was discussion of buying an instrument to do inspections in the future. Swartz moved that this bill be paid; Hickey seconded. Carried.

Swarz resignation: Swarz announced that because of business interests, he is forced to resign from the Board, which he has served since 1979. Edelbrock moved that his resignation be accepted with regret. Hickey seconded. Carried.

Edelbrock moved to adjourn the meeting. Swarz seconded. Carried.

Respectfully submitted,

Betty Woodward

SPECIAL MEETING, MAY 10, 1986

Special Board meeting of May 10, 1986, was called by Chairman Smith to reconsider the motion passed at the 4/27/86 meeting concerning letter to be written to Mendocino Coast Properties regarding water shortage, and to discuss further the Mallo Pass Diversion. All members were present.

RECONSIDERATION OF 4/27/86 MOTION

Chairman Smith said he believes it is common knowledge that there is insufficient water in place at Irish Beach and read a letter from State Department of Health Services to Frank Lynch, Mendocino County Planning and Building Services Department (Exhibit A). He urged against sending the letter to the developer for two reasons: 1. The letter might result in lot owners' decision not to pay standby fees. Standby fees have amounted to over \$250,000 in 15 years and currently total more than half of District income. 2. He does not want the Board in position to be sued.

In the discussion which followed there was agreement on water shortage for build-out of 417 homes in Units 1-8. Hofer stated 250 homes could be built without water shortage. Smith read from a report recently sent to State Department of Health of usage figures in owner-occupied homes from 1/85 through 4/86. (Exhibit B) Number of such homes rose from 22 the first half of 1985 to 30 or 31 since mid-1985. Usage ranged from low of 139 GPD to a high of 350 GPD in June, 1985, with 166 GPD in the most recent month, April, 1986. Edelbrock's concern was that buyers not be misled at the time of purchase as he believes they are at present.

William Moores spoke in favor of rescinding the motion because he believes there is no point in stirring people up if a solution for the shortage is at hand at Mallo Pass.

Chuck Woodward urged that the Board not rush into Mallo Pass, where because of pasturage more treatment will be needed than at Irish Gulch. He urged the Board to develop a 15-year plan to outline and select among alternate water sources and payment methods.

✓ Edelbrock moved: That the Board rescind the motion of 4/27/86 to send a letter regarding water shortage to Mendocino Coast Properties. Second Swartz. Carried.

MALLO PASS DIVERSION

✓ Chairman Smith reported that he has requested from the State an extension of the Mallo Pass permit. Edelbrock said the \$300,000 estimate he suggested at the last meeting for the Diversion is too low, quoting 1981 and 1982 estimates of \$390,000 and \$386,940.

Correspondence re Diversion

a. Letter from Reuben Balzer was summarized by Chairman Smith. Dr. Balzer does not want to spend money now for a project not needed for 20 years.

b. Letter from Ralph Lubeck was read. Among questions raised was one concerning need for legal opinion regarding the responsibility of the Water District versus that of the developers to deliver Mallo Pass water to Irish Beach. Chairman Smith replied that no legal opinion has been requested, but that the old agreement regarding the developer's responsibility had been abrogated when the Board accepted substitute water in Nichols Ranch and the well in Unit 8 to serve Units 5, 7 and 8.

Smith reviewed the three to four year plan for Mallo Pass water. The previous design by Welty for William Moores used an almost inaccessible site, not recommended by Aqua Resources. Smith stated wells here are uncertain sources of water. The well for Units 5, 7 and 8, which at first produced 9 or 11 GPM, now measures 3.7 GPM while pumping for 6 minutes at 15-minute intervals.

Smith reported on his most recent discussion with Walt Stornetta, Jr., and Walt, Sr. For William Moores' recent proposal his development needs 60-70 GPM; the District needs about an equal amount, totalling 150 GPM. The permit allows over 250 GPM.

At Edelbrock's request, Chairman Smith formalized his previously having removed Edelbrock from chairmanship of the committee to negotiate with Mendocino Coast Properties and appointed Swartz.

Edelbrock reported that the County Counsel has requested additional documents, which are being provided. County Counsel said that the Water Board is entering a situation in which constitutional law relating to giving public money to private individuals or corporation may be involved. Edelbrock took to the County Counsel a copy of the minutes showing acceptance of Units 5, 7 and 8, but the Board has been unable to find the formal resolution on this matter. Further search will be made.

William Moores urged having an engineer meet with the Board and the Stornettas to do a design from which cost can be established, and then have an attorney firm up an agreement with the Stornettas.

Edelbrock moved That the Board have an engineer consult at no cost with the Board and the Stornettas on site to see what is feasible and report back to the Board.

Carried.

William Moores said it is unwise for the Board to restrict themselves to no cost for the attorney.

Swartz moved: That the Board allocate \$500 to \$600 to proceed with Stornettas providing that after discussion with the engineer and the Stornettas, there is good reason to proceed with a legal agreement. Hickey seconded. In favor: Swartz, Hickey. Opposed: Edelbrock, Hofer. Smith voted in favor. Carried.

Swartz reported that he has met briefly with William Moores. Copies of Moores' proposed agreement were distributed to Board members (Exhibit C) for discussion at the next meeting.

Motion to adjourn was made by Swartz. Carried. Next regular meeting June 28, 1986, 1 p.m., Irish Beach office.

IRISH BEACH WATER DISTRICT
ADJOURNED MEETING, MARCH 15, 1986

In compliance with the By-Laws of Irish Beach Water District, the Regular Meeting of the Board of Directors held February 15, 1986 was adjourned to March 15, 1986 at 9:30 a.m.

The meeting was called to order by Chairman Robert Smith.

BOARD MEMBERS PRESENT: Robert H. Smith, Ken Hofer, Wilfred Edelbrock
Jack Swartz

ABSENT: Hays Hickey

ALSO ATTENDING: John Acquistapace, Systems Mgr, Ruth Lyman, Secretary
and an audience of 15 property owners,

MINUTES OF THE PREVIOUS MEETING were approved as written, there being no corrections. Moved by Swartz, Second Edelbrock. Carried.

TREASURERS REPORT: Treasurer Edelbrock presented the monthly Operating Statement, commenting on the new format which makes the balances easier to understand. He noted there was one typographical error. The report was accepted as corrected on motion of Hofer, Second Swartz. Carried

Treasurer Edelbrock also called the Boards attention to a study prepared by former Treasurer K. H. McKaig regarding Income from Flat Rates in 1984 and Metered Rates in 1985 plus other income. A discussion followed concerning the Districts Cash Position in the light of future commitments and the necessity to establish a fee for pay off of the State Loan. The study showed that District Reserves would be seriously depleted if used to service the loan.

MALLO PASS COMMITTEE - There was a discussion of the previous report of the February meeting and an agreement between the District and Moores dated April 1974 which the committee is studying, Also a report from the engineers, Aqua Resources based on a Lee Welty 1982 design. Aqua Resources estimated a cost of \$132,000 based on that design and suggested possible alternatives.

Edelbrock proposed that all pertinent documents to what he felt was a legal, binding agreement should be presented to the District Attorney for County Counsel opinion before the Board made any decisions. The following motion was made by Edelbrock. "I move we ask the District Attorney and County Counsel to review the documents in relation to Mallo Pass and in particular the agreements between Moores and the Water District to determine what our rights and our payments, if any would be." Second Hofer.

Discussion - Swartz inquired how much time such an investigation would take. Edelbrock said he would hand carry the documents to the County Counsel the first part of next week if the Board as a whole was in favor of it. Vote called for - All in favor, Motion carried.

ESTABLISHMENT OF ASSESSMENT FOR REPAYMENT OF STATE LOAN: Data was presented by Treasurer Edelbrock supporting the necessity to establish fees to repay a loan of \$130,000. There was a discussion with Director Hofer affirming his previous opinion that the remaining balance of the Irish Gulch Special Fee account should be applied toward the loan before any charges are set. Other board members expressed concern about unexpected capital expenses which have recently occurred and others which can be expected for which the reserve and special fee funds could properly be spent. Former Treasurer McKaig reminded the Board that additional payments from District funds can be made on the loan at any time to hasten the pay-off and reduce the cost.

Edelbrock read Resolution 3000 "A Resolution Establishing Assessments for Repayment of State Loan Contract E53071" (copy attached to these minutes) and moved that it be adopted. Swartz seconded the motion. Those in favor, Swartz, Edelbrock, Opposed, Hofer. Motion Carried.

STATUS OF LIABILITY INSURANCE: Chairman Smith reported that the carrier which formerly covered the District is no longer insuring public agencies and has cancelled as of April 10, 1986. He reported however, that the broker who handles the districts insurance assured him he would provide a binder until another policy is secured. Also he is adding the new Water Treatment Plant to the policy with a value of \$60,000.

At the same time, the District is in contact with the California Special Districts Association regarding their Joint Powers Insurance Authority which is being formed. Edelbrock moved that the District sign the Joint Powers agreement which will make information and eventually insurance available to us. Second, Hofer, Motion carried.

REPORT ON WATER TREATMENT PLANT: Systems Manager John Acquistapace and Director Smith related the procedures they have been going through to regulate the turbidity meter. The Department of Health and the Engineers have been consulted on a regular basis during the process and at present a portable turbidity meter borrowed from the Department of Health is in use while the Irish Beach meter is being repaired. Smith said, however, he felt the District should make an additional expenditure to purchase a new meter to be sure the new system is working properly. A laboratory model would cost \$1,044 including tax. Swartz moved the District purchase the new instrument, Seconded by Edelbrock. Motion carried.

FIRE HYDRANTS: Smith reported all materials are on hand and installation will begin as soon as weather permits.

RESOLUTIONS: A continuation of the upgrading of existing policies and motions. The following Resolutions were read and approved (Copies attached)

- 4000 - Roberts Rules of Order
- 4100 - Mileage Reimbursement
- 4200 - Expense Account Documentation
- 4300 - Consultation with Systems Manager

Resolution 5000 - Employee Vacation was read by Director Edelbrock who explained it was a clarification of the policy set at the meeting December 11, 1982 which did not state that vacation was "paid" nor did it specify a time limit for using the accrued vacation or applying for vacation pay.

Following a discussion, the motion was made by Edelbrock to adopt the resolution, Seconded by Swartz. Swartz then suggested the resolution as written be amended to delete the requirement that the employee must apply in writing for payment of unused vacation. ✓ Edelbrock agreed to removal of that statement, Swartz seconded, Motion carried. Resolution 5000 adopted as amended.

PAYMENT FOR UNUSED VACATION - A letter from John Acquistapace was read in which he requested pay for unused vacation through 1985 pursuant to Board Policy first written December 11, 1982. Research of the payroll records showed that during the period 1982 through 1985, Acquistapace had used 33 days of the 80 days earned during that period. Three of those days, October 26,27,28 1985 fall within the current Fiscal Year and it was suggested that payment for unused vacation for prior fiscal years be made at this time. ✓ Hofer moved the District pay Acquistapace \$997.92 for unused vacation through Fiscal Year 1984/85. Seconded by Swartz. Motion carried.

In a related matter, Ruth Lyman requested vacation pay for ten days vacation taken Fiscal Year 1985/86, at the rate of pay when vacation was commenced. ✓ Edelbrock moved the payment amounting to \$320.00 be made. Seconded by Swartz Motion carried.

DEPARTMENT OF HEALTH SERVICES INSPECTION REPORT: Report of Inspection 1/29/86 just received was discussed and action taken where necessary regarding reports and improvements to system (vents on tanks, cross connections etc.) Most of ✓ the items related to routine maintenance or record-keeping. Smith said he would research the cross connection request and determine what is required.

LETTER OF RESIGNATION AS TREASURER: Director Edelbrock read his letter of resignation, saying that according to the By-Laws, a Treasurer can be appointed and he would like to recommend that Ken McKaig be so appointed since he had done ✓ such a fine job in the past with fiscal matters. He (Edelbrock) would then be able to direct more of his attention to other Board matters. Edelbrock moved that McKaig be appointed Treasurer, Seconded by Hofer, Motion carried.

PAYMENT TO AQUA RESOURCES - MASTER PLAN: Invoice for \$2,548.06 for professional services in the development of IBWD Master Plan, leaving a balance of \$1,451.94 ✓ due on a \$4,000.00 contract was approved on motion of Swartz, Second, Edelbrock, Motion carried.

APPROVAL OF TRANSFER OF FUNDS: Edelbrock moved that the bi-monthly requirement of \$2,450.00 to be deposited with the Fiscal Agent for the Loan Contract be paid from current operating funds. Seconded by Swartz, Motion Carried

Following a general discussion on the urgency of the water rights questions and the need to report as soon as possible on information gained from legal and engineering sources, on motion of Edelbrock, the meeting was adjourned ✓ to April 26, 1986 at 1 p.m. Second, Hofer. Carried.

JANUARY 19, 1986

IRISH BEACH WATER DISTRICT MEETING

CONTINUATION OF REGULAR MEETING, NOVEMBER 16, 1985

In compliance with the By-Laws of Irish Beach Water District, the adjourned meeting of the Board of Directors held December 14, 1985, was continued to January 19, 1986 at 11 a.m.

The meeting was called to order by Chairman Robert Smith.

BOARD MEMBERS PRESENT: Robert H. Smith, Ken Hofer, Jack Swartz, Wilfred Edelbrock

ABSENT: Hays Hickey

ALSO ATTENDING: John Acquistapace, Systems Manager; Ruth Lyman, Secretary; Frank Collins, Fire Chief; Janus Bajsarowicz, Principal, Aqua Resources, Inc.

IN THE AUDIENCE: Reuben Balzer, Nancy Menken, Kenneth McKaig, Marge Lubeck, Kathryn Edelbrock, Gertrude Elder, Betty Woodward, Robert Freis, Douglas and Grace Blair, Charles and Mildred Linville, Harry and Ethel Sammis, Bill Moores, Gordon Moores.

As this was a continued meeting, Chairman Smith asked if there was any unfinished business remaining from the previous meeting other than the Fire Department Report. There being none, he then discussed the meeting which recently took place in Santa Rosa with Dave Clark of the Department of Health Services. Attending for the District were Director Edelbrock and Ken McKaig. Also present, Bill Moores and Janus Bajsarowicz.

Director Edelbrock reported that he had asked Mr. Clark if there was a possibility of going into Mallo Pass on a trial basis without a filtration plant. Ken McKaig was able to supply financial figures showing the District's ability to pay. In light of this information, Clark agreed that the District could pull water out of Mallo Pass Creek and put in a cartridge filter system and a monitoring system to insure that it would be shut off if needed.

Engineer Bajsarowicz added that Clark agreed to the cartridge filter only on the condition that water would be withdrawn from the creek through an infiltration gallery. Clark's main concern being turbidity and bacteria in the water and the coliform count, he somewhat reluctantly agreed not to go through treatment, provided the water is withdrawn through an infiltration gallery, Bajsarowicz said. This means there will be some filtration right at the intake.. it still would be cheaper in the long run, he added.

Continuing, Bajsarowicz stated, so far as the Master Plan is concerned, Clark agreed that the scope of the Master Plan should be limited to:

1. The assessment of current and future water needs and sources.
2. Degree of treatment required for any new water source, including Mallo Pass
3. Storage requirements for any new developed area.

✓ Testing of the well on Bill Moores property was also discussed at the meeting with Clark, and Bajsarowicz said Clark agreed that if the test was performed by a competent Hydrologist, the State would accept the results.

FIRE DEPARTMENT REPORT - Postponed from previous meeting.

Chief Frank Collins reported on painting of the fire truck. He is negotiating with C.D.F. for a temporary truck to be used while Irish Beach's truck is out of service. Also he is investigating the possibility of the painting being done by a State facility.

Director Swartz inquired if there had been an estimate from a commercial facility. Collins stated that Elk Garage was equipped to do the work and would charge \$1,800 but could not do it at this time of year because of humidity and ventilation problems. Another garage in Mendocino was suggested and Collins said he would check with them, also.

Training - Collins said he was trying to coordinate with RPO for 4 sixteen hour courses to be set up and completed by the beginning of the fire season.

Also a CPR Instructor class will begin January 25 which will qualify instructors to certify and keep all the volunteer firemen certified in CPR. There is a fee of \$25 each which he requested the District to pay. The two volunteer fire fighters who would be taking the training, both EMT I's, are Trudi Collins and Chris Galetti.

✓ Director Hofer moved and Swartz seconded that the District pay \$25. each, a total of \$50 for this training. Motion carried.

Ambupack - Chief Collins said a piece of equipment needed by the Department is a mechanical recusitator consisting of a football shaped bag which reinflates itself and is useful in instances where mouth-to-mouth recusitation is required. The cost is under \$200.

Director Hofer reviewed the Fire Department budget and expenditures to date and it was agreed that the amount allocated for fire hose could be reduced by \$200 to allow for the purchase of the Ambupack.

✓ Hofer moved the District allocate up to \$200 for the recusitator. Seconded, Swartz; Motion carried.

Mrs. Elder, from the audience, speaking for the Architectural Committee, asked if the Fire Department had any authority to warn property owners of trees etc that are fire hazards.

Collins said the District has adopted certain sections of the California Uniform Fire Code and there are procedures to deal with such problems. The Water District can appoint a Fire Marshall whose responsibility is to make such inspections. Informally, he has been acting as Fire Marshall, he said, though he has never been appointed.

Chairman Smith suggested that a resolution be prepared to appoint a Fire Marshall

WATER RIGHTS COMMITTEE - Chairman Smith said the committee had met informally with the developer regarding Mallo Pass water rights. Another meeting was set for Saturday, February 1st at 10 a.m. The results of the meetings will be reported at the next regular Board meeting. The committee is composed of Robert Smith, Wilfred Edelbrock and Ken McKaig. Edelbrock reminded those present that the committee meetings are open to anyone who wishes to attend.

AUTHORIZATION TO WRITE OFF UNCOLLECTABLE ACCOUNT - The Board was informed that the owners of lot 11, unit 3 had declared bankruptcy and the lot had been sold at a trustees sale 10/4/85. All efforts to collect delinquent water charges and unpaid special fee assessments had failed. Proceeds from the foreclosure being insufficient to pay the remaining delinquent balances, a total of \$663.39 is now uncollectable. Board action is required to write off this amount.

Director Edelbrock commented that he realized the Board had no choice in this case, but expressed his concern that steps should be taken to prevent future occurrences. In response to this, the consensus of others present was that this was the first such case anyone could recall in the history of the District. The delinquency factor in general being very low.

Director Edelbrock then moved the amount of \$663.39 be written off, Seconded by Hofer. Motion carried.

WATER SOURCE AT THE INN SITE - Chairman Smith said this agenda item should be considered at the time the entire Mallo Pass matter is discussed. He reminded the Board that in previous discussions, it was made clear that for any future development, the Developer must stand his proportionate share of the cost of water to support those new units.

Edelbrock said that as a new Board member, he had been researching the records and was concerned about possible commitments to new units when there is a present concern about not having sufficient water for the units now developed.

There was a general discussion of present and future needs and water rights. Smith commented that it was good to have such discussions and that these questions would certainly be addressed in the formulation of a Master Plan and related cost estimates.

Edelbrock thanked the audience for their indulgence while his questions were dealt with.

Responding to low-flow statistics which had been quoted during the discussion Director Swartz said he took a different perspective. He stated that even with the new improvements to the system, there is not enough water right now to serve the present build out and he believed the engineer who was present agreed with him. Swartz repeated that in his opinion, the District has a problem right now - today. Taking a chance on running out of water in a dry year, he felt was fool hardy. "If the engineer says we have enough water for 'a 100 year drought' then I will buy it," he said, "but I don't think he will tell us that."

✓ Engineer Janus Bajsarowicz representing Aqua Resources, Inc. replied that he didn't think the District had enough water for a "20 year drought" 1977 was considered a "100 year drought" and the District would be in deep trouble should such an event occur, he said. But every system should be designed for at least a "20 year drought", and he does not think there is enough water in Irish Gulch to support a "20 year drought."

✓ He could see a positive side to having Mallo Pass as a source in that in the event of a drought year and Irish Beach was running out of water, the riparian water rights holder upstream could be forced to cut back because municipal supply has preference over irrigation.

Summarizing a second lengthy discussion, Smith said the District must face the fact that there is not enough water. Regarding development of another source, he felt the District could spend the money now because they have the permit, or not spend it and hope to be able to get the permit back in the future. He estimated that with 112 houses now at an average value of \$150,000, there is a \$17,000,000 investment that the District should be willing to spend \$60,000 to protect.

Director Swartz emphasized his feelings of urgency, saying that if the District cannot "come to grips with doing something in Mallo Pass", then the Board needs to devise a plan to cope with an emergency situation.

Chairman Smith thanked the audience for their input and urged them to write down any other thoughts they might have so the Board will know how they feel.

STATE LOAN REPAYMENT ASSESSMENTS - Chairman Smith referred to figures worked out by Ken McKaig when he was on the Board which showed suggested assessments required for repayment of the State Loan at various levels, and updated figures indicating funds obligated to date and projected loan total.

Total spent and reimbursed by State	\$62,031.09	
Retentions on W.T. Plant contracts encumbered	10,869.80	
Tank Painting Contract postponed to April 1986	52,887.00	
Cathodic Protection inspection - est	1,000.00	
Anticipated Total		126,787.89
DWR Service Charge 3%		3,803.64
Grand Total		<u>\$130,591.53</u>

Director Hofer proposed that the loan expenditures be cut off at the present (\$62,031.09) level and the balance of the Special Fee collected for improvements to Irish Gulch be used for the remaining projects proposed for loan funds. Using the projections former Treasurer McKaig had prepared, showing principal, interest and payback for \$161,000, \$130,000 and \$100,000, he pointed out that by reducing the loan by \$30,000, over the 30 year life of the loan, \$100,000 could be saved. His feeling was that an additional \$30,000 reduction could save approximately another \$100,000.

Treasurer Edelbrock said Director Hofer's point was well taken from a fiscal management standpoint, but he believed the Board should not cut the loan off until they were absolutely sure what was needed.

Director Swartz said he believed they should continue on the course now being taken. Otherwise they might be faced with the position of having to take another loan and the present rates are good.

Edelbrock suggested the Board go ahead and finish up the job they had started with the loan, then cut the loan off and make a decision. Smith agreed, saying there is no problem with sending a lump sum to the State and reducing the loan at any time.

Hofer said he wished to make a motion that all the Special Fee money (\$27,576.62) be allocated to the Water Treatment Plant... Seconded by Smith. In favor Hofer, Against Edelbrock and Swartz. Motion defeated.

Smith said that even though the total amount of the loan had not been set, the initial payment to the Fiscal Agent, Security Pacific National Bank, is due January 1986 and should be made according to the terms of the original contract, subject to adjustment if the loan is reduced.

Swartz moved the Board make the initial bi-monthly payment to the Fiscal Agent, \$2,450.00 based on the original contract amount and subject to adjustment. Seconded by Hofer. Motion carried.

Meeting recessed at 1:05 p.m.

Reconvened at 1:15 p.m. to discuss the Master Plan Proposal.

IN THE AUDIENCE: Reuben Balzer, Ken McKaig, Bill Moores

Chairman Smith turned the discussion over to Janus Bajsarowicz, Principal, Aqua Resources, Inc. Mr. Bajsarowicz described the requirements for the Master Plan put forth by the State Health Dept and what the plan will include. A copy of his proposal was available to those present.

After a lengthy question and answer period, concerning all phases of the planning involved, much of which had previously been covered, the motion was made by Director Swartz to proceed with the plan as presented by Mr. Bajsarowicz. Mathematical errors in the proposal were noted which brought the total to more than the \$4,400 shown on the proposal. Mr. Bajsarowicz acknowledging these errors said the total would remain at \$4,400.

✓ The motion was seconded by Director Edelbrock.

Bajsarowicz interjected at this point that he wanted to be sure it was understood that there would be no conceptual designs included in this Master Plan.

Voting Yes, Swartz, Smith, Edelbrock; No, Hofer. Motion carried.

Meeting adjourned at 2:05 p.m. on motion of Jack Swartz, Second, Edelbrock

IRISH BEACH WATER DISTRICT
REGULAR MEETING NOVEMBER 16, 1985

In compliance with paragraph 5.1 of the By-Laws, a regular meeting of the Board of Directors of Irish Beach Water District was held November 16, 1985 at the Irish Beach Office, a notice thereof having been sent to each Board Member and publicly posted November 5, 1985.

BOARD MEMBERS PRESENT: K. H. McKaig, Ken Hofer, Jack Swartz
ABSENT: Hays Hickey, Robert H. Smith

ALSO ATTENDING: John Acquistapace, Systems Mgr., Frank Collins,
Fire Chief, Ruth Lyman, Secretary

PROPERTY OWNERS AND OTHERS IN THE AUDIENCE: Reuben Balzer, Nancy Menken, Beatrice Breese, Wilfred Edelbrock, Griffith Sieber, Earl Lange, David Rosendale, Bill Moores, Gordon Moores, Gertrude Elder Gregory and Kathleen Ashton, Douglas and Grace Blair, Ralph and Marjorie Lubeck, Charles and Betty Woodward, Richard and Mary Lou Morton, Charles and Mildred Linville, Carl and Bettye Winters.

A written response to an agenda item was received from Nancy Barneson

THE MEETING WAS CALLED TO ORDER at 9:30 a.m. by Chairman Pro tem Jack Swartz

MINUTES OF THE PREVIOUS MEETING were approved as written on motion of Director McKaig, seconded and carried.

FIRE DEPARTMENT REPORT - Chief Collins reminded those present that the new 911 number is now in place, but for local fire emergencies, Irish Beach residents should still use the 882-2300 number direct. A call to 911 would have to be relayed through several channels before reaching local fire fighters at 882-2300.

Collins and Asst Chief Hofer discussed the 911 number and other communication systems available. They stated that communications are going through changes at the present time. Hofer said he would like the State Forestry Dept. call system to be available to us, and is seeking approval from CDF for an access code. Both he and Collins expressed concern that this system like most others is dependent on telephone service.

Collins commented that the base station now installed in Irish Beach is not owned by Irish Beach, but by Garcia Fire and Rescue and he believes it should be returned to them and a station purchased by Irish Beach. Hofer said he felt the base station should have a low priority. If we can get the access code, he said, we can access the pagers direct from the telephone interconnect system.

PAINTING OF THE FIRE TRUCK was also discussed. This is a budgeted item, but Chief Collins said arrangements will have to be made with the Forestry Dept for a standby fire engine while Irish Beach equipment is away for painting. Meanwhile he is getting estimates on the work. Treasurer McKaig asked for cost figures on both communications and paint to present to the Board.

Collins said another matter he wished to discuss was the occasional request by property owners for use of the fire equipment at burn piles. He has denied this use recently and explained that the reason is that not only does it tie up the equipment in the event of an emergency, but some users in the past have not returned the equipment in ready condition.

There was a general discussion about whether or not there was surplus hose which could be loaned out, if an adapter could be available so fire hoses could be hooked up to the system etc. Chairman Swartz asked Chief Collins to discuss the matter with Systems Mgr. John Acquistapace and come back to the Board with a plan.

TREASURERS REPORT - Treasurer McKaig had made available to the Board and the audience copies of the most recent monthly operating statement and explained it briefly. There being no questions, it was accepted on Motion of Director Hofer, seconded and approved.

✓ AUGMENTATION FUNDS - Director Swartz reported the receipt of the annual notice that augmentation funds for the Fire Department would be available to Irish Beach following the meeting of the Mendocino County Board of Supervisors. The amount was not yet known as this year, it may be adjusted because of changes in insurance coverage.

✓ WATER SUPPLY AND USAGE - Director Swartz explained that Systems Mgr. Acquistapace and Director McKaig have been measuring the flow in the creek on a regular basis and together with the usage records now available due to metering, these measurements have provided the District with the data needed to show the state what our availability actually is and can be expected to be. A chart which had been prepared showing usage by month, average gallons per day and the average gallons per day for owner occupied houses was presented.

✓ McKaig said using these measurements, the Board was favorably surprised and had relayed this information to the State Department of Health Services. Then in early November, they were surprised again when a letter was received from the State Department of Health Services stating that 500 gallons per day per connection should be considered in future planning. The highest usage shown on the Districts chart was an average of 350 per day in June of 1985.

The letter had been written in reply to the Districts inquiry about requirements for developing Mallo Pass. At the same time the Dept. of Health Services stated a complete water treatment plant would be

✓ required for Mallo Pass water rather than the cartridge filter system the District had hoped to use.

Swartz said the Districts idea had been to use the Mallo Pass water only when needed during low-flow periods in the summer and that the filter system would be adequate for that. Now, he said the first item would be to work with Dept. Of Health Services and see what could be done.

Director McKaig related that in a discussion with the engineers (Aqua Resources, Inc.) he learned that because of difficulties all over the state and county, the State Department of Health Services apparently has no choice but to establish the high figures and there is not much chance Irish Beach will be able to change them. The Board will try, however, he said.

Director Swartz added that he felt it is to the Districts's advantage to try to get the number down so that we can put off a very expensive processing plant until a later time, when there are more houses. What the District wants to do, he explained is to put off the large expenditure of funds and keep rates down on a short term, but still get the water rights and get it into our system so we will have it in the future. The problem with Mallo Pass, which is the next item on the agenda, is that those water rights are not going to be there forever and we ought to be doing something about it.

✓ MALLO PASS - Director McKaig agreed that Mallo Pass is a priority item, but there are a number of problems. He distributed charts to the audience showing that flow measurements in Irish Gulch during a low-flow period showed it would furnish only 1/2 as much water as the State now requires per day per hook up. "So, we know for certain we don't have enough water in Irish Gulch to serve Irish Beach when its fully built out (403 hook ups). This means we have to get more water and the only place to get it is Mallo Pass. There are complications. The State has deadlines we must meet, otherwise our water rights will be withdrawn.

McKaig referred the audience's attention to a fact-sheet he had distributed which showed Collection and Pipe Line Completion Deadline - 12/1/87 and Water Treatment Plant - Unit 3 Completion Deadline - 12/1/88 (Copy of fact sheet attached)

Because water rights in Mallo Pass are joint between the developers (Moore's) and Irish Beach Water District, McKaig said to lay out a plan the district would have to get some professional help to determine what lies ahead on Mallo Pass and getting enough water for Irish Beach.

In his discussion with the engineers, and also with state officials, it was strongly recommended that Irish Beach Water District should have a Master Plan in the form of guidelines both engineering and legal. Looking at all figures today, he said he had to agree. He felt it was a matter the full board should act on as soon as possible.

MALLO PASS CONTINUED - There was a general discussion with questions from the audience. "Who will pay for the development of Mallo Pass?" "Can the rights deadline be extended?" "Why is the state demanding action at this time?"

From the audience, property owner Doug Blair said it seemed to him that if the District had an intelligent Master Plan that was "time phased" to keep up with the growth of the community, which he sees as very slow, but would still protect us. . .

Director McKaig agreed that while there are many things that need to be done, that is where he would start - with a Master Plan. Chuck Woodward from the audience said he agreed.

Swartz interjected "The state is telling us the same thing."

McKaig explained that the Master Plan would encompass all the Districts problems and could be used to show the State what we are trying to do. It would provide guidelines to follow in terms of exploring our legal position and the water rights. "The Board is admittedly amateurs," he said "and we need professional help."

Ralph Lubeck, from the audience inquired if McKaig thought the engineering firm now working for the District on the State Loan Contract would be interested in or qualified to design a Master Plan. McKaig said he had talked with the Principal of the firm, Aqua Resources, Inc. informally and learned that they are well qualified.

✓ McKaig suggested that as soon as possible, the Board should meet with Aqua Resources. He then made the motion that this meeting, when other agenda items were covered, be adjourned to December 14, 1985 at which time a representative of Aqua Resources could be here to discuss our problems and how they relate to the formulation of a Master Plan, determine if they could furnish same and describe it to us. Motion seconded by Director Hofer, carried.

BILL MOORES PROPOSAL - A proposal regarding development of a Mallo Pass Diversion project had been mailed by Bill Moores to each Board Member prior to the meeting and the Board had made available copies to the audience.

✓ Chairman Swartz stated that each member of the Board had reviewed the proposal and some had spoken with Moores individually. It seems, he said that each has problems with the proposal as written. Director McKaig said his feeling was that the proposal was unacceptable as written because it covers a multitude of big subjects of a very futuristic nature. He moved that the District reject the proposal in total as written. Motion seconded by Director Hofer, carried.

✓ WATER TREATMENT PLANT STATUS - Director McKaig reported that the building is up. P.G.&E. is coming next week. The property will be graded and surfaced with rock. Then the contractor is scheduled to arrive December 1.

TANK STATUS - Director McKaig explained to the audience the reason for the delay in the tank painting work. The work has been postponed until spring at the suggestion of the contractor because the tank will have to be taken out of service for a period of 4 to 6 weeks which can't be done during the winter season. April 1, 1986 is the starting date, weather permitting. The State Department of Water Resources has approved the change and has extended the completion date on the contract accordingly.

Systems Manager Acquistapace added that when the water treatment plant is finished, he will be able to pump treated water into the 80,000 gal tank while the other tank is being painted and vice versa.

SECRETARY'S REPORT ON SEMINAR - Ruth Lyman attended the Special District's Management Seminar September 27-28 in Sacramento. She gave a brief report on the benefits she felt she and the District received from this meeting.

NEW OFFICERS - Director McKaig who will be leaving the Board at the end of November introduced Wilfred Edelbrock who will take his place as Director and presumably as Treasurer. The official appointment will take place when the full board is in attendance at the adjourned meeting December 14.

Ralph Lubeck - from the audience, said he would like to take this opportunity to thank those who serve on the Board and especially Ken McKaig who has been an invaluable resource to the community.

Director Swartz agreed, saying Ken had been a valuable asset to the Board and to the District. He presented to McKaig a letter signed by Board President Robert Smith and the other Board members expressing their gratitude for his exceptional service.

McKaig in turn expressed the value he places on the unique qualifications possessed by Systems Manager John Acquistapace and Secretary Ruth Lyman and urged the Board to continue to work with them and support them.

PURCHASE OF OFFICE TYPEWRITER - Director Swartz informed the Board that the old manual typewriter in use by the District needed to be replaced. A new electronic typewriter had been located by the Secretary at a total cost of \$472 including extra print wheels. He recommended the Board purchase this machine. Director Hofer moved the typewriter be purchased, Seconded by McKaig, carried.

STATE LOAN AMOUNT AND FUNDING - Treasurer McKaig stated that the amount spent to date - either contracted for or miscellaneous expenses already reimbursed by the State total \$123,688. An additional \$2,000 will be required for surfacing and grading the property. He proposed that the loan be cut off at this point making a significant difference in the total payback and the amount of the assessment to property owners. The difference in the payback over the 35 year period of the loan could be over \$100,000, he said.

There was an informal discussion about how the assessment and loan process worked. McKaig said he was proposing assessment figures of \$3.96 per month for users and \$1.72 per month for lot owners based on the known total of \$125,688 rather than the original \$157,000. It was suggested that these numbers could be fine tuned by the Secretary who works with them on a daily basis and the treasurer and brought to the Board at a later date.

RESOLUTION - In a related matter, due to the change in Board membership, a change in authorized signatures for State Loan Contract documents is necessary. Upon Motion of Director Ken Hofer, seconded by Director McKaig, Resolution No. 11165 of the Board of Directors of Irish Beach Water District, changing the authorized person to sign partial payment estimates in conjunction with the contract to "Treasurer" was approved by the following vote:
 Ayes: Directors Hofer, McKaig, Swartz
 Noes: None
 Absent: Directors Smith and Hickey

A copy of the resolution is on file and a copy will be sent to the Department of Water Resources.

There being no other matters at this time, the meeting was adjourned to December 14, 1985 at 9:30 a.m. on motion of Director Hofer, Seconded by Director McKaig, carried.

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ADDENDUM

Through an oversight, during the discussion of State Loan Expenditures at the regular meeting of the Board of Directors, Irish Beach Water District, November 16, 1985, no motion was made to approve the proposed \$2,000 expenditure for grading and surfacing.

On November 18, 1985, each Board member was contacted by phone regarding this expenditure and the vote was:

Ayes: Directors McKaig, Hofer, Hickey and Swartz
 Noes: None
 Absent: Director Smith

1 BWD

NOV 85

MALLO PASS NOTES

LOSS WATER RIGHTS - MOORE3 + 1 BWD

CONSTRUCTION + PIPE LINE COMPLETION DEAD LINE - 12/1/87

ALTERNATIVE - LOSE WATER RIGHTS -

WATER TREATMENT PLANT - UNIT 3 - COMPLETION DEAD LINE - 12/1/88

ALTERNATIVE - LOSE WATER RIGHTS -

MAXIMUM WATER 1 BWD DRAW FROM MALLO PASS - 374,400 GPD
274 gal per M.

LOSS FLOW MEASUREMENT - 10/30/81 - 166.06 GPM = 239,126 GPD

239,126 GPD = 748 H.U.'s @ 500 GPD.

-99,944 GPD IRISH GULCH SHORT FALL - 41.8%

139,182 GPD EXCESS WATER. 278 H.U.'s @ 500 GPD