

LEUCADIA WASTEWATER DISTRICT
Minutes of an Engineering Committee Meeting
October 3, 2023

A meeting of the Engineering Committee (EC) of Leucadia Wastewater District (LWD) was held on Tuesday, October 3, 2023 at 9:00 a.m., at the LWD Administration Office located at 1960 La Costa Avenue, Carlsbad, California.

1. Call to Order

Director Omsted called the meeting to order at 9:01 a.m.

2. Roll Call

DIRECTORS PRESENT: Saldana (via video conference), Omsted

DIRECTORS ABSENT: None

OTHERS PRESENT: General Manager Paul Bushee; Director of Technical Services Robin Morishita; Field Services Superintendent Marvin Gonzalez; Field Services Supervisor Gabe Mendez; Field Services Supervisor Mauricio Avalos; Project Coordinator Ian Riffel; District Engineer Dexter Wilson; and FST III Rick Easton.

3. Public Comment

None.

4. New Business

- A. Authorize the General Manager to execute an Agreement for professional services with DXP Enterprises, Inc. for the rebuild of the Batiquitos Pump Station Pump Number One at a cost not to exceed \$44,980.

FST III Easton presented this item to the EC. He provided background information on the Batiquitos Pump Station (BPS). He continued that as part of pump station maintenance, Field Service Staff conducts routine pump checks and performance evaluations. FST III Easton stated that as a result, staff has determined that the Number 1 pump and motor at BPS has fallen below acceptable performance levels. He said that the pump has accrued 20,372 run hours since it was last rebuilt in March 2013. He continued that mechanical wear of the pump has reduced its maximum pumping capacity and overall efficiency. FST III Easton said that the pump and motor need to be rebuilt to restore the pump's capacity and efficiency.

FST III Easton stated that quotes were solicited from three repair shops and quotes were received from DXP Enterprise, Inc. (DXP), Sloan Electric, and Brax Company. He said DXP submitted the low quote at \$44,980.00. FST III Easton said that in May 2023, DXP completed the rebuild for the Batiquitos Pump Station Pump Number Two in a professional, competent, and responsive manner.

Chairperson Saldana asked if the pump's operation can be monitored on the SCADA system. FST III Easton answered, yes, and listed the equipment related to the pump's operation that can be monitored on SCADA. Chairperson Saldana asked if the monitoring aspect would be affected as a result of the pump rebuild. FST III Easton answered the monitoring system would not be affected. Chairperson Saldana asked

about the costs to rebuild Pump No. 1 which was completed last May 2023. FSSup Gonzalez answered \$75K.

Director Omsted how long the pump rebuild will take. FSSup Gonzalez answered 3-4 months. Director Omsted inquired about the use of epoxy on the impellor. District staff answered the question.

Following discussion, the EC concurred with staff to recommend that the Board of Directors authorize the General Manager to execute an Agreement with DXP to refurbish the Number 1 pump and motor at BPS.

B. Adopt Ordinance No. 147 extending the term of the Reimbursement Agreement for construction of public sewer between the Leucadia Wastewater District and Marquee Enterprises, LLC.

PC Riffel presented this item to the EC. He stated that Ordinance No. 147 establishes extending the term of an existing Reimbursement Agreement (Agreement) between the District and Marquee Enterprises, LLC (Developer). He continued that the Agreement was developed by the District Engineer and has been reviewed by District staff, including District Counsel, and now requires Board approval to take effect.

PC Riffel described the project. He stated that the public sewer line extension was completed in May 2012 and dedicated to the District. He said the Developer requested the Agreement. PC Riffel continued that the Agreement provides for cost reimbursement by adjacent properties to the Developer for the actual cost to design, permit, and construct new sewer facilities, less the portion servicing the Developer's property. He said that the sewer facilities were designed and constructed to accommodate sewer connections from the properties adjacent to the new sewer facilities, however, they are not required to connect to the public sewer. PC Riffel continued that if they do decide to connect in the future, the Agreement requires payment of a reimbursement fee equivalent to the property's fair share contribution towards the new sewer improvements. He explained the Agreement is for a 10-year term and is an accommodation to the Developer and not a guarantee or promise of full or partial payment. He stated that the District administers the Agreement and will charge an administrative fee of five percent (5%) of the reimbursement fee when property owners connect to the collection system.

PC Riffel stated that during the initial 10-year term of the Agreement, one property connected to the public sewer extension in June 2020 and, therefore, was required to pay the Developer a Reimbursement Connection Fee.

PC Riffel stated that the original Agreement, Ordinance No. 127, expired on February 13, 2023. He said the Developer requested a 10-year extension. If approved, the extension would be effective as of February 14, 2023 and automatically terminate on February 14, 2033. The Developer would not be eligible for any additional extensions.

Director Omsted asked if the District notifies the Developer before the Agreement expires. PC Riffel answered no.

Following discussion, the EC concurred with staff to recommend that the Board of Directors adopt Ordinance No. 147 approving extending the term of the Reimbursement Agreement for sewer between the District and Marquee Enterprises,

LLC.

- C. Authorize the General Manager to execute a sole source Agreement with Ayala Engineering Inc. for construction services to complete the Fiscal Year 2024 Manhole Rehabilitation Project in an amount not to exceed \$396,200.

PC Riffel presented this item to the EC. He provided background information and said that Water Works Engineers (WWE) started project design in July 2023. He stated that the goal of the Fiscal Year 2024 Manhole Rehabilitation Project is to repair sewer manholes that require an epoxy liner. He also stated that this is the first capital project focused specifically on manhole rehabilitation.

PC Riffel described the specific work to be completed during the FY24 Manhole Rehabilitation Project which includes the epoxy lining of 59 sewer manholes, 16 frame and cover replacements, and the required traffic control plans. He added that 27 manholes are located in easement areas which are more difficult to access and the frame and cover replacements are located in high traffic areas.

Chairperson Saldana asked where the epoxy is applied inside the manhole. District staff answered that the manhole shaft and the bench will be epoxied, but the channel will not be epoxied.

Director Omsted asked if the infiltration is sealed near the base of the manhole. FS Sup Mendez answered that any manhole with infiltration will be repaired by injecting grout in the joints. District staff explained the manhole components. Director Omsted asked if spark testing is performed. PC Riffel answered affirmatively. Director Omsted asked how a spark test is performed. DE Wilson answered the question.

PC Riffel explained that manhole rehabilitation is a specialty service and only a few contractors perform this work. He said that staff has worked with two contractors in the past 10-15 years and has continually had a positive experience with one of those contractors, Ayala Engineering Inc. (Ayala). He stated that Ayala has been the primary subcontractor on multiple District capital projects and, additionally, Ayala has completed around 80 manhole rehabilitations for the District from miscellaneous work. He stated that Ayala has performed excellent work and, as a result, the District believes it is in the best interest to sole source the FY24 Manhole Rehabilitation Project to Ayala.

Director Omsted asked if Ayala's 5 year warranty is common. PC Riffel answered no, the industry standard is a 1 year warranty. Chairperson Saldana asked if there is a way to measure the level of quality of reliability by inspecting previous work, including any necessary warranty work, completed by Ayala. FS Sup Gonzalez answered that manholes repaired around 10 years ago by Ayala are still in good condition. He continued that Ayala has repaired manholes outside of their warranty without any questions. Staff explained that a typical epoxied manhole is expected to have a life expectancy of around 20 years.

Following discussion, the EC concurred with staff to recommend that that Board of Directors authorize the General Manager to award a sole source Agreement with Ayala Engineering Inc.

5. Information Items

DTS Morishita provided an update on the Diana Pump Station Generator and Upgrade Project.

Chairperson Saldana asked if the Preliminary Design Review (PDR) can be continued even though the final project location has not been determined. DTS Morishita answered affirmatively. He explained one important aspect of the PDR is the generator size, which is determined by the pump size, to better understand how large of an easement the District requires from adjacent property owners. GM Bushee stated the District is continuing to work with District Counsel and adjacent property owners for an easement.

6. Directors' Comments

Director Omsted praised staff for doing a good job.

7. General Manager's Comments

GM Bushee provided an update on the Division 5 Director seat. He said the District received letters from two candidates. He continued that the plan is to have the Board interview both candidates at the Board Meeting on October 11, 2023. GM Bushee said the recycled water meeting is still scheduled before the Board Meeting at 3 pm.

Director Omsted asked if the Board will vote on a candidate at the Board Meeting. GM Bushee answered that the Board will have that option.

8. Adjournment

Director Omsted adjourned the meeting at approximately 9:54 a.m.



Paul J. Bushee,
Secretary/Manager
(Seal)