

- EVMWD BOARD ACTION
 APPROVED
 APPROVED AS AMENDED
 DENIED
 CONTINUED
-

**MINUTES
ADJOURNED MEETING
FINANCE & ADMINISTRATION COMMITTEE**

**October 25, 2022
3:30 P.M.**

The Adjourned Finance and Administration Committee (FAC) Meeting was held as a hybrid, in-person and virtually with members of the public notified of the ability to observe and provide public comment telephonically through the information provided on the meeting Agenda.

Director Present

Phil Williams

Others Present

Greg Thomas, General Manager

Robert Hartwig, Assistant General Manager – Business Services

Ganesh Krishnamurthy, Assistant General Manager – Engineering/Ops/Wtr Resources

Kim Byrens, Best Best and Krieger

Adam Bauer, Fieldman & Rolapp

Terese Quintanar, District Secretary/Administrative Services Supervisor

Christy Gonzalez, Executive Assistant/Deputy Board Secretary

Margie Armstrong, Director of Strategic Programs

Scott Thompson, Accounting Manager

Christina Henry, Community Relations Manager

Jennifer Dancho, Director of Human Resources & Safety

Jase Warner, Director of Operations

Greg Morrison, Public Relations Officer

Bonnie Woodrome, Public Affairs Supervisor

David Smith, Maintenance Manager

Darryn Flexman, Director of Information Technology

Corrine Nikolic, Accountant

CALL TO ORDER

Director Williams called the meeting to order at 3:30 p.m.

PUBLIC COMMENTS

The meeting was opened to public comments and there were none.

- 1. Horsethief 2020-1 CFD Improvement Area No. 1b Amendments** – Mr. Thompson reported on this item and referred to the presentation within the packet. On January 14, 2021, the Board adopted a resolution establishing Community Facilities District (CFD) No. 2020-1 (Horsethief). The CFD was formed with 7 improvement areas and structured with Improvement Areas “A” and “B.” Improvement Area “A” bonds are being used to finance each developer’s

proportionate share of the Horsethief WRF expansion while Improvement Area “B” bonds will be utilized for capacity fees and other public facilities within each of the developments. Improvement Area A bonds were issued first with the B bonds dependent on the timing of each development. The purpose of dividing the CFD into several improvement areas was to provide flexibility in the future and to mitigate risk. Should several developments move forward and one development lag, then the slower developing parcel will not impact the credit or the special taxes of the other developments.

At this time, the landowner of Improvement Area 1B, Temescal Valley Land, LLC, has expressed that it would like to amend Improvement Area 1B to increase the amount of authorized bond indebtedness. As anticipated when forming the CFD, the estimated land value in the Improvement Area has increased and development plans have changed. Therefore, a larger bond issue and longer term for the special taxes are merited and still in compliance with all District policies. The proposed amendments include an increase to the amount of authorized bond indebtedness from \$1,250,000 to \$4,500,000, a revision to the Rate and Method of Apportionment of Special Tax to increase rates of special tax to be levied, and a five-year increase to the term of the special tax from fiscal year 2065 to fiscal year 2070. The special tax is only expected to be levied for 25-30 years but it is prudent to have extra years to collect the tax in the event that there are occurrences which prevent the district from collecting unpaid and delinquent special taxes.

Director Williams concurred with moving this item to the Board for further discussion.

2. **Grants Department Performance Measures FY 2021 & 2022** – This item was deferred to a future meeting.
3. **Customer Service Department Performance Measures 1st Quarter FY 2022 & 2023** – Ms. Henry reported that call volume and call handling times have increased as compared to last year. Customer contact reasons include billing and account inquiries and overall general inquiries. Service levels have been consistent. This quarter we have received \$105,979.73 in Low Income Household Water Assistance Program Payments, \$25,184.47 in United Lift Payments and over \$494,733.49 in CWWAPP payments. Bad debt for tenants is at 84%. Turn off percent is 4%. RARE payout and eligibility is lower this year compared to last year. There are 721 new registered Aquahawk users this quarter and most alerts to customers are for exceedance of water thresholds.

Director Williams requested to see data on past due accounts by the end of COVID and since COVID. He also requested the trend of delinquent accounts. Ms. Henry will verify the data and provide that information.

4. **Other** – Ms. Dancho reported on the proposed amendment to authorized position listing for facilities maintenance. Fleet Mechanic services have been contracted for several years, and earlier this year we were notified that there will be a significant

increase for these services. Alternate contract options were reviewed, and a market analysis was performed. After reviewing cost comparisons, it is recommended that a Mechanic I/II/Senior positions be added.

Director Williams questioned if any tools need to be acquired for these positions. Dave Smith responded that the district already owns highly diagnostic tools, however, a one-time purchase of hand tools will be needed.

5. **Consider Items for Board Review** – Item 1 will be presented at the November 2, 2022, Study Session, along with the Amendment to Authorized Positions for Facilities Maintenance.
6. **Adjournment at 3:54 p.m.**