



## AGENDA

### REGULAR STUDY SESSION

December 16, 2020

9:00 AM

DIRECTORS PRESENT: McBride ☐ Burke ☐ Morris ☐ Ryan ☐ Williams ☐

#### PUBLIC COMMENTS

#### DISCUSSION ITEMS

1. Canyon Lake Water Treatment Plant Alternatives Feasibility Study Update
2. Proposed Formation of EVMWD Community Facilities District No. 2021-1, Horizons
3. Disposition of Small Building on Mission Trail
4. Water Bottle Fill Station Program
5. End of Year Grant Update
6. Project Updates
7. Board Committee Updates
8. Other
9. Adjournment

Pursuant to the Governor's Executive Order N-25-20, and in the interest of public health and safety, this meeting will be held telephonically. Remote public participation is encouraged in one of the following ways:

#### For Online Participation:

Go to: [www.webex.com](http://www.webex.com) and select Join  
Enter Meeting ID: 126 730 0754  
Meeting Password: 92530

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Enter Meeting ID: 126 730 0754  
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**STUDY SESSION**  
**DISCUSSION OUTLINE**

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**Date:** December 16, 2020

**Originator:** Parag Kalaria- Water Resources

**Subject:** CANYON LAKE WATER TREATMENT PLANT  
ALTERNATIVES FEASIBILITY STUDY UPDATE

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**BACKGROUND AND RECOMMENDATION**

The Canyon Lake Water Treatment Plant (CLWTP) was constructed in 1957 adjacent to the Railroad Canyon Dam, which was constructed in 1928. The lake has a capacity of 11,857 acre-feet (AF) and is supplied by runoff from the San Jacinto watershed. Raw water is also available to fill Canyon Lake through a connection with Western Municipal Water District (WMWD) approximately 14 miles upstream on the San Jacinto River. Surface water rights to Canyon Lake are owned by Elsinore Valley Municipal Water District (District) and leased to the Canyon Lake Property Owners Association for recreation activities.

The CLWTP is a conventional water treatment facility utilizing mixed media filtration. The Plant has a rated capacity of 9 MGD, however current production averages between 3 to 5 MGD. The CLWTP can treat water from Canyon Lake and imported raw water from the East Branch State Water Project (SWP), and Colorado River Water (CRW), provided by WMWD.

The CLWTP is an integral part of the District's local water supply portfolio. The plant is currently operated between the months of April and September to meet District's maximum day demands and has been primarily operated as a peaking plant. The Integrated Resources Plan (IRP), which was started in 2015, was developed to address issues in developing, maintaining, and delivering water supplies to customers for the next 25 years. The IRP recommended further leveraging local water resources such as the CLWTP and to develop a Facilities Master Plan.

At the January 26, 2017 Board Meeting, the Board of Directors approved a Professional Services Agreement with Kennedy/Jenks Consultant (KJ) to prepare a Facilities Master Plan for CLWTP. The purpose of this Master Plan was to provide the District with a planning document which will serve as the roadmap with specific guidance and direction for future facility needs and upgrades, master site planning, program budgeting, and

phasing of the capital improvement program (CIP) for both maintenance activities and upgrade projects. The Phase 1 Improvements were identified as a near term recommendation to improve the reliability and efficiency of the Canyon Lake WTP.

Subsequent to finalizing the Facilities Master Plan, per- and polyfluoroalkyl substances (PFAS) have been detected at elevated levels in water quality sampling at Canyon Lake, requiring consideration of including PFAS treatment into the project. Prior to proceeding with the Phase 1 Improvements, further assessment of PFAS treatment is required.

KJ completed the master plan for CLWTP in 2018 and the District determined it was best suited to evaluate the impacts of PFAS at the plant. At the May 14, 2020 Board Meeting, the Board of Directors approved a Professional Services Agreement with KJ to perform the feasibility study to evaluate different alternatives for CLWTP.

The feasibility study evaluated various alternatives for CLWTP. For each alternative, a description of the recommended improvements, and an assessment of the advantages/disadvantages were identified. The Consultant developed capital, O&M and R&R cost estimates for each of the alternatives. The Consultant also developed the methodology to evaluate and rank each of the alternatives based on cost (net present value), constructability, environmental constraints, ease of operation, water quality, and system reliability.

Staff will provide an update to the Board at the study session to summarize the conclusion and recommendations from the study.

### **ENVIRONMENTAL WORK STATUS**

This item does not constitute a project under CEQA.

### **FISCAL IMPACT**

Not applicable at this time.

Attachments:

None.

# Canyon Lake Water Treatment Plant Alternative Feasibility Study

Study Session  
December 16, 2020





# Outline

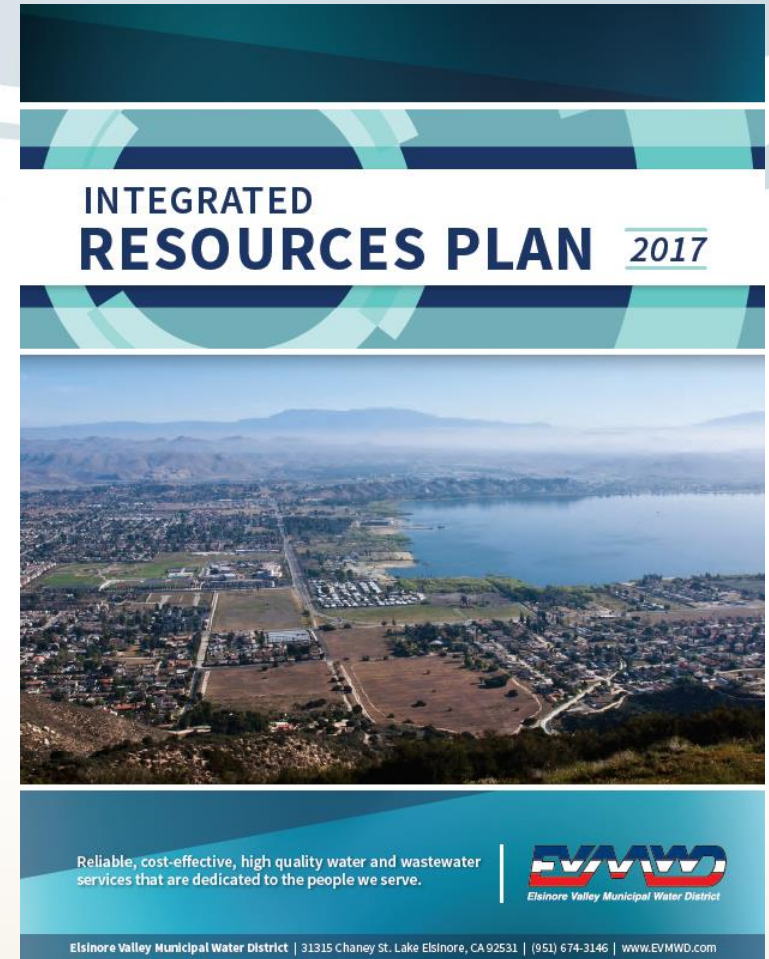
- Project Background
- PFAS Treatment Technologies
- Recommended Treatment Technology
- Recommended Operational Alternative



Aerial image of the treatment plant

# Background

- 2017 Integrated Resources Plan
  - Further evaluation of the Canyon Lake WTP
- 2017: Board authorized Facilities Master Plan
- Kennedy Jenks/WQTS selected to develop the Facilities Master Plan





# Facilities Master Plan Recommendations

## Master Plan Recommendations

New Floc/Sedimentation Basins

New Chemical Building

Upgrades to Intake Structure

PFAS and T&O Treatment





# Timeline: PFAS Regulations

Jan  
2009

- EPA Provisional Health Advisory
- PFOA: 400 ppt and PFOS: 200 ppt

May  
2016

- EPA Health Advisory (HA)
- Combined PFOA + PFOS: 70 ppt

July  
2018

- State Response Level = EPA HA
- Combined PFOA + PFOS: 70 ppt
- State Interim Notification Level: PFOS: 13 ppt; PFOA 14 ppt

Aug  
2019

- State Notification Level: PFOS: 6.5 ppt; PFOA 5.1 ppt
- State Response Level = PFOS: 40 ppt; PFOA: 10 ppt



# PFAS in Canyon Lake

Parameter <sup>1</sup>	Min	Average	Max	Notification Level	Response Level
PFOA (ng/L)	20	21.8	24	5.1	10
PFOS (ng/L)	14	15	16	6.5	40
Perfluorobutanesulfonic acid (PFBS) (ng/L)	7.3	10.9	17		
Perfluoroheptanoic acid (PFHpA) (ng/L)	6.1	6.9	8.1		
Perfluorohexanesulfonic acid (PFHxS) (ng/L)	5.7	7.2	8.8		
Perflurohexanoic acid (PFHXA) (ng/L)	12	13.5	16		

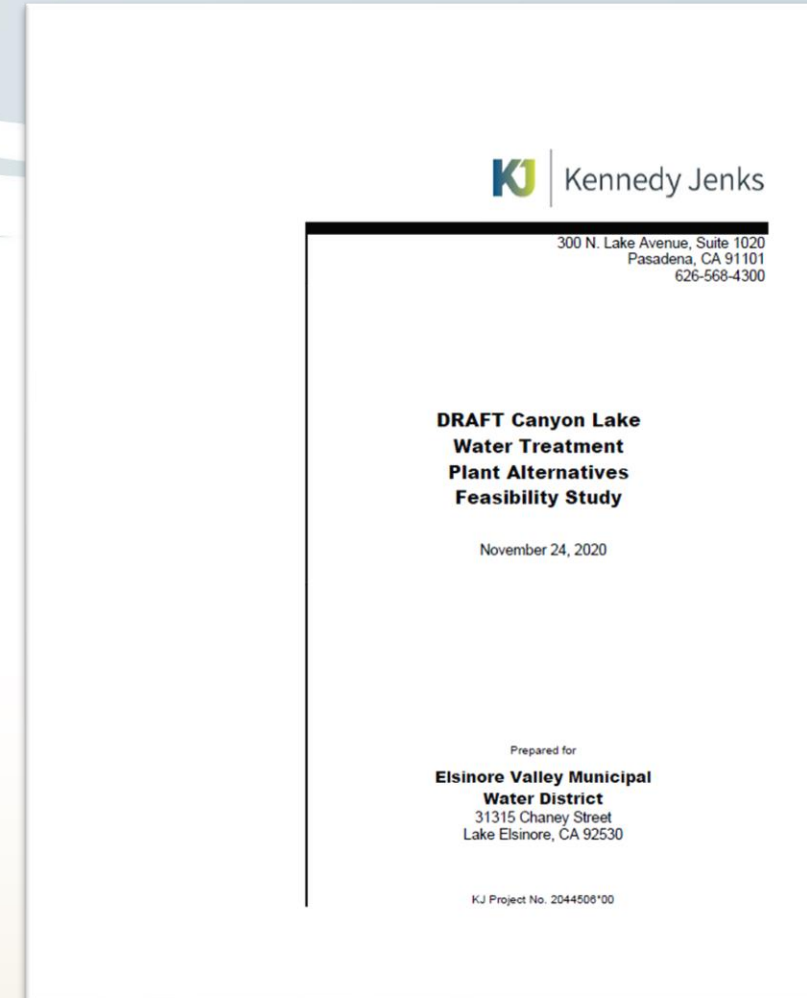
Significant Short - Chain PFAS Parameters - Not currently regulated in California

Notes:  
 (1) Sampled in CLWTP Raw Water



# Subject matter expert – PFAS treatment Evaluation

- KJ/WQTS team selected to develop alternatives
- Board authorized KJ/WQTS to perform feasibility study on May 14, 2020



# Objectives

Develop solutions to address -

- PFAS (regulated and emerging)
- Taste and odor
- Total organic carbon (TOC)
- Overall plant operations and reliability



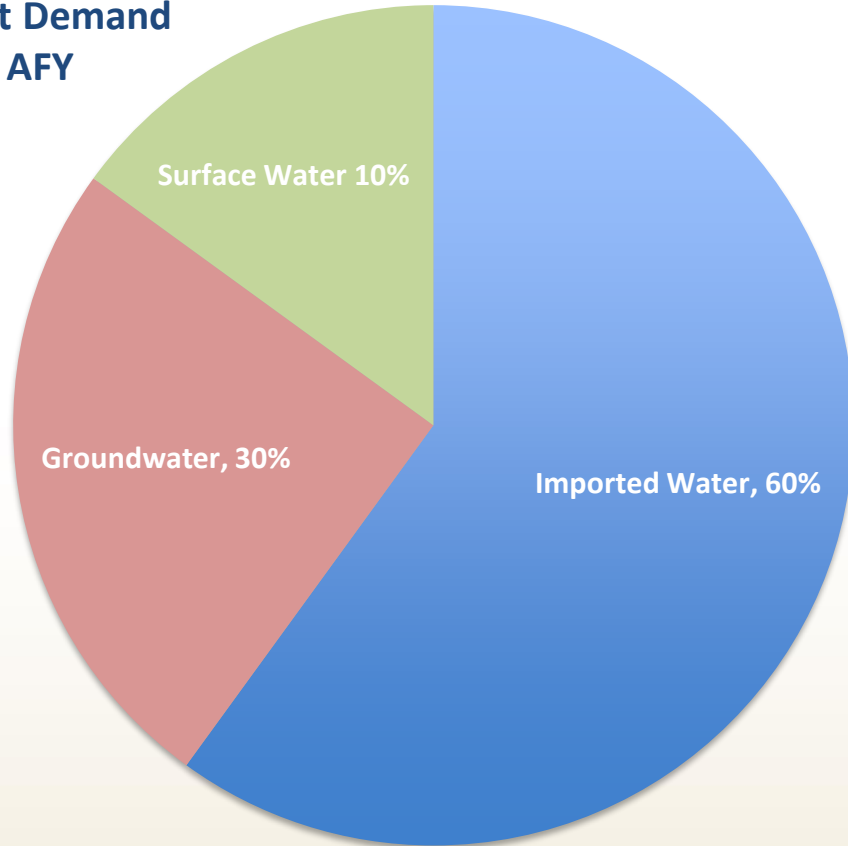
Image of the CLWTP clarifier



# Water Supply Capacity Portfolio

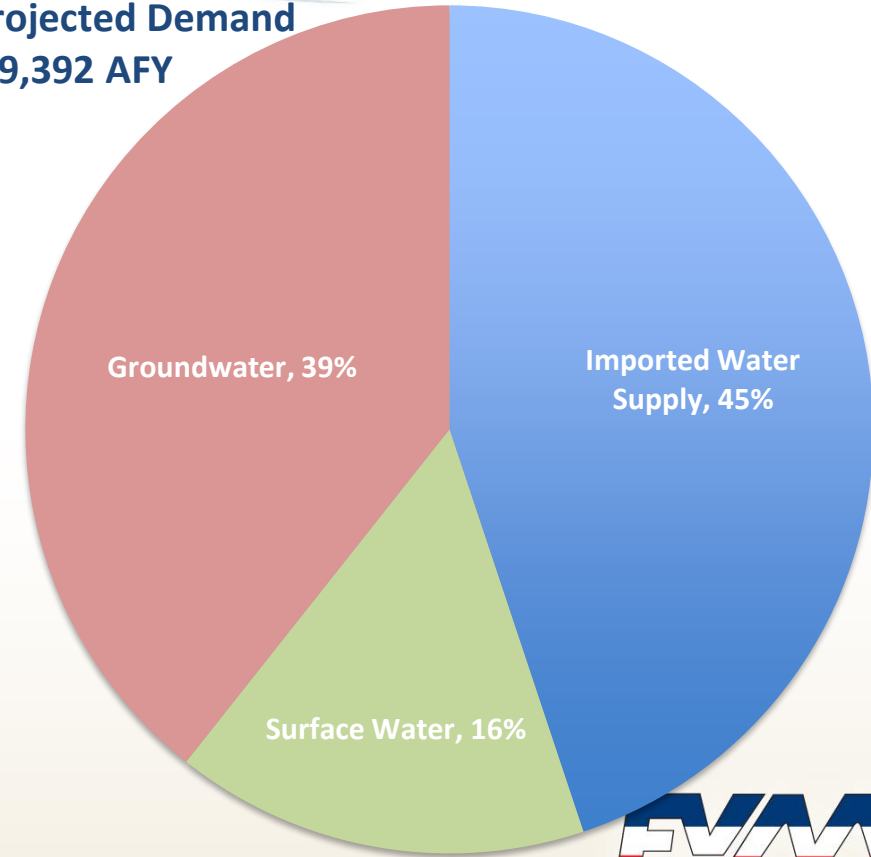
## 2020 – Current Water Supply Portfolio

Current Demand  
24,000 AFY



## 2040 – Long-term Water Supply Portfolio

Projected Demand  
39,392 AFY





# PFAS Treatment Alternatives



## Granular Activated Carbon (GAC) Treatment

- Coal-Based Carbon
- Surface Modified Coconut Shell Carbon



## Ion Exchange (IX)

- Single Use Ion Exchange Resin



## Reverse Osmosis/ Nanofiltration

- High pressure membranes to reject PFAS ions



## Hybrid GAC/IX

- Combination with lead/lag alternatives

Note: Taste & Odor removal by Granular Activated Carbon (GAC) or Powdered Activated Carbon (PAC)

# PFAS Treatment Alternatives



RO Membrane System

## GAC or I/X Vessels

Numerous "base" options - customized for customer's requirements...

Model 8



Model 12



Model 14



Model 10



Model 12-40



# PFAS Treatment Alternatives

Key Factors	Ion Exchange <sup>1</sup>		Hybrid GAC/IX <sup>1</sup>		GAC <sup>1,2</sup>		Reverse Osmosis <sup>1,3</sup>	
Capital Cost	\$		\$\$		\$\$\$		\$\$\$\$\$\$	
O&M Costs	\$		\$\$		\$\$\$		\$\$\$\$\$\$	
Ease of O&M	②		①		③		④	
Waste Disposal	①		②		③		④	
Water Quality Considerations / Ability to meet Treatment Goals	✓	PFAS Long Chain	✓	PFAS Long Chain	✓	PFAS Long Chain	✓	PFAS Long Chain
	✓	PFAS Short Chain	✓	PFAS Short Chain	✗	PFAS Short Chain	✓	PFAS Short Chain
	✗	TOC	✓	TOC	✓	TOC	✓	TOC
	✗	Taste and Odor	✓	Taste and Odor	✓	Taste and Odor	✓	Taste and Odor

Notes:

- (1) Treatment alternatives are post-filtration
- (2) Deep Bed GAC (GAC in existing filter beds) is an alternative to post-filtration contactors; pilot testing required
- (3) Impacted by silica, turbidity, calcium hardness and TOC





# OCWD/EMWD – Pilot Testing for PFAS Treatment

## OCWD Pilot Testing

- 4 IX and 8 GAC commercial products tested in full scale Pilot Testing
- Average Well Water Influent concentrations were: PFOA = 16.7 ppt (long chain) and PFHxA = 2.7 ppt (short Chain)
- Best value analyses taking both performance and costs into considerations, for various water types tested

## EMWD – Well 59 Construction

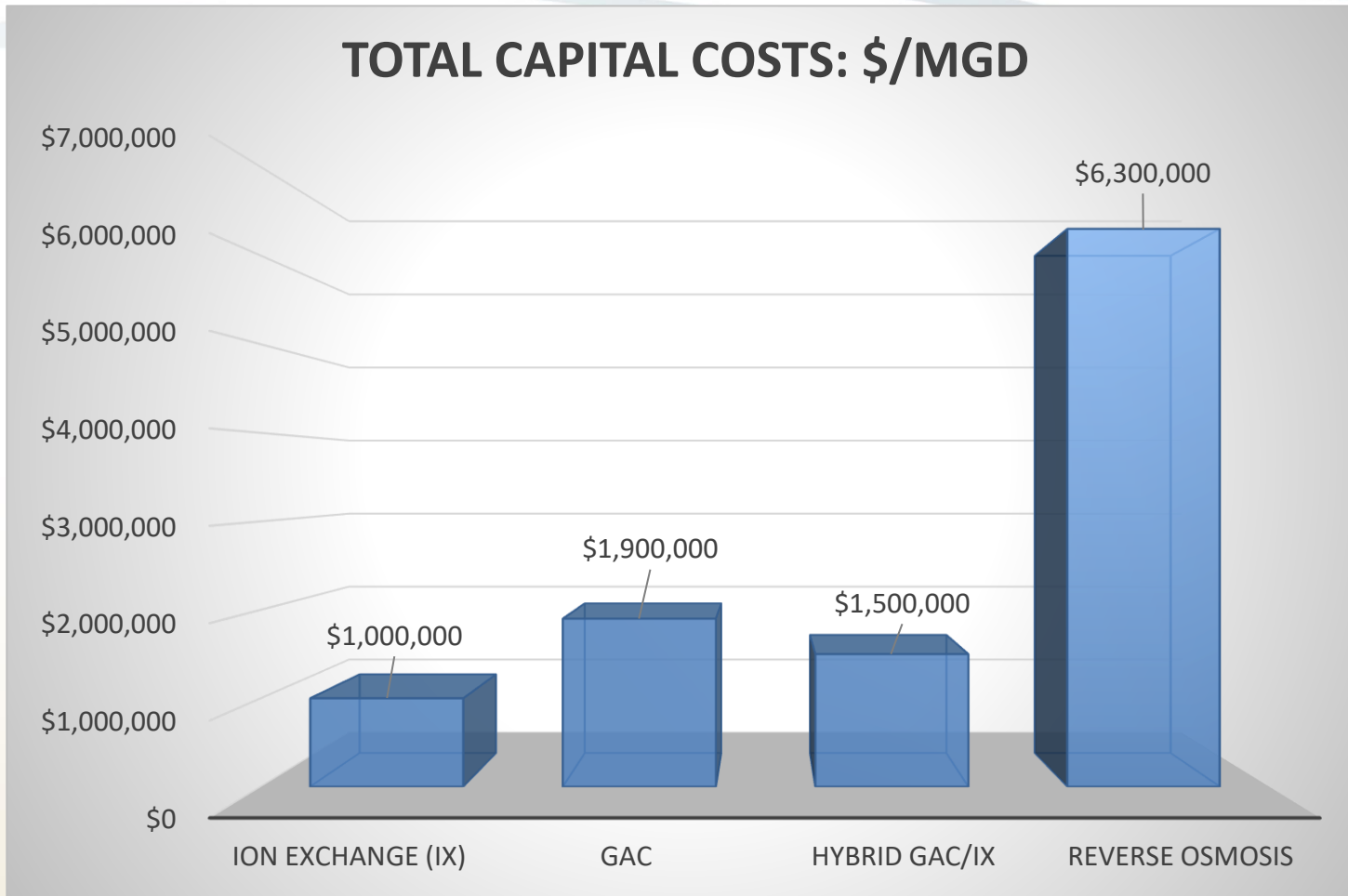




# EVMWD: Unique Water Quality Issues

- EVMWD is the only agency that is experiencing PFAS in surface waters
- EMWD/OCWD encounter PFAS in groundwater
- Higher TOC in the Canyon Lake surface water than in groundwater in the EMWD/OCWD areas
  - Higher TOC in surface water
    - Rapidly exhausts GAC capacity
    - Increases O&M costs

# RO for PFAS: A cost perspective



- RO is cost-prohibitive (capital and O&M costs)
- Brine may require additional treatment prior to disposal
- Performance impacted by other parameters

# PFAS Treatment Alternatives

Key Factors	Ion Exchange <sup>1</sup>		Hybrid GAC/IX <sup>1</sup>		GAC <sup>1,2</sup>		Reverse Osmosis <sup>1,3</sup>	
Capital Cost	\$		\$\$		\$\$\$		\$\$\$\$\$\$	
O&M Costs	\$		\$\$		\$\$\$		\$\$\$\$\$\$	
Ease of O&M	②		①		③		④	
Waste Disposal	①		②		③		④	
Water Quality Consideration s/ Ability to meet Treatment Goals	✓	PFAS Long Chain	✓	PFAS Long Chain	✓	PFAS Long Chain	✓	PFAS Long Chain
	✓	PFAS Short Chain	✓	PFAS Short Chain	✗	PFAS Short Chain	✓	PFAS Short Chain
	✗	TOC	✓	TOC	✓	TOC	✓	TOC
	✗	Taste and Odor	✓	Taste and Odor	✓	Taste and Odor	✓	Taste and Odor

Notes:

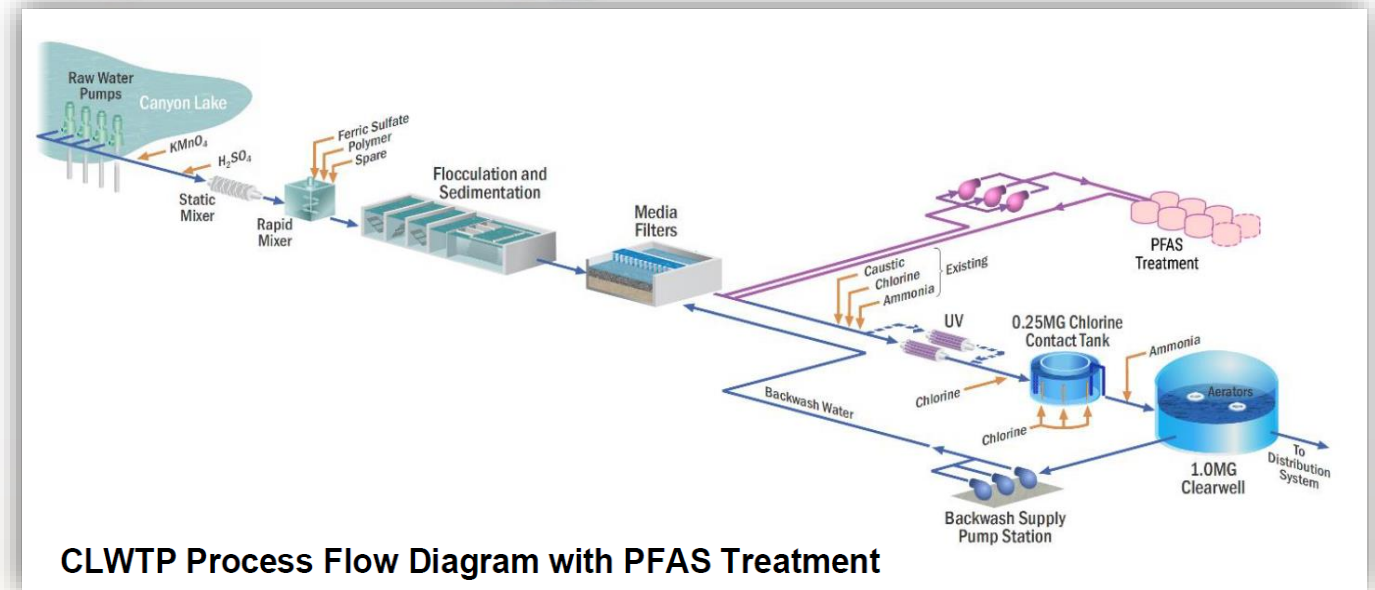
- (1) Treatment alternatives are post-filtration
- (2) Deep Bed GAC (GAC in existing filter beds) is an alternative to post-filtration contactors; pilot testing required
- (3) Impacted by silica, turbidity, calcium hardness and TOC



# Recommendation: Hybrid GAC-IX

## Benefits of the Selected Hybrid Alternative

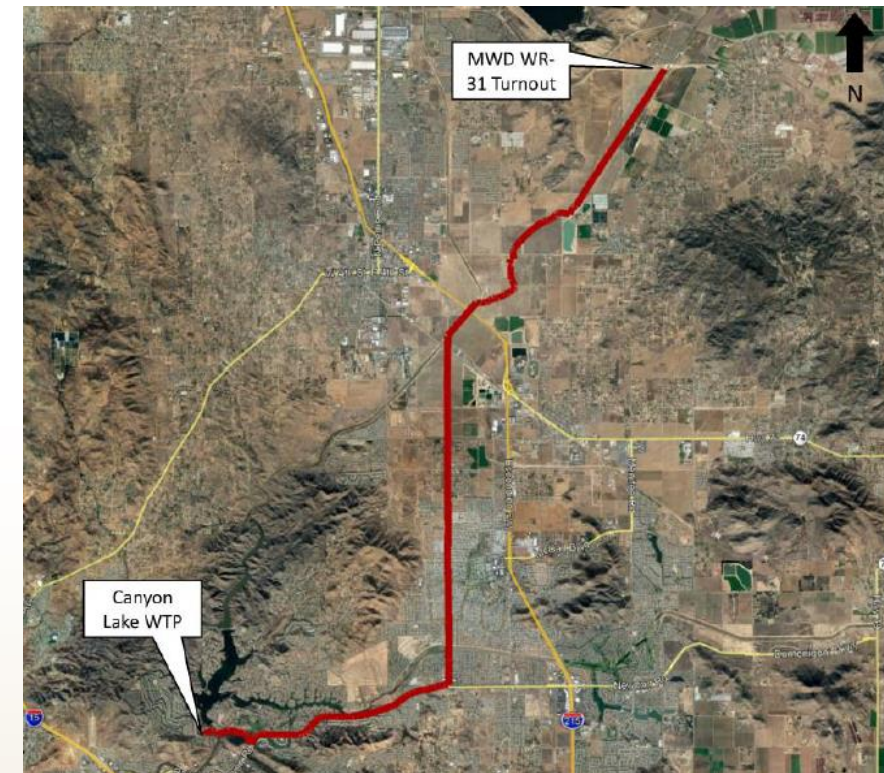
- ✓ In addition to PFAS, the hybrid alternative addresses existing water quality concerns including taste and odor and organics
- ✓ Reduces TTHMs which allows the use of the existing chlorine contact tank without modifications
- ✓ Multiple technology provides flexibility to address treatment for emerging constituents (unregulated PFAS)
- ✓ Modular set-up provides operational flexibility
- ✓ Cost-effective and provides best value





# Alternatives for improving plant operations and supply reliability

Alternative No.	Description
1	7 MGD capacity with PFAS and T&O treatment
2	7 MGD capacity with PFAS treatment and T&O Raw water purchased (WR-31) & conveyed via San Jacinto River
3	7 MGD capacity with PFAS and T&O treatment Raw water purchased (WR-31) and conveyed via new pump station & pipeline (16.3 miles of 20" pipe)



# Alternatives Evaluation Criteria

Criteria	Weighting Factors
Supply Reliability	25%
Influent Water Quality	10%
Environmental Impact/Benefit	10%
Ease of Operations	15%
Constructability	10%
Cost	30%

- Criteria developed by staff and Board as part of the 2017 Integrated Resources Plan
- Weights are modified based on consultant and staff input for projects
- Sensitivity analysis performed for all projects

# Alternatives Evaluation Results

Alternative No.	Description	Ranking	Capital Cost*	Annual Avg Flow (AF)	\$/AF
1	7 MGD + PFAS/T&O Treatment	2	\$31.9 M	2,500	\$1,513
2	7 MGD + PFAS/T&O treatment + Raw Water via River	1	\$33.9 M	6,161	\$1,393
3	7 MGD + PFAS/T&O treatment + Raw Water via Pipeline	3	\$94.7 M	6,161	\$2,051

Note: Alt. 2 resulted with highest weighted score for baseline weighting factors, and for 4 of the 6 sensitivity runs.





# Benefits of selected alternative



Improved source water quality  
Another source for supplemental imported water beyond TVP and AVP



Eliminates operational uncertainty  
Ability to run the plant year around  
Provides additional system capacity



Benefits of Blending MWD's untreated water

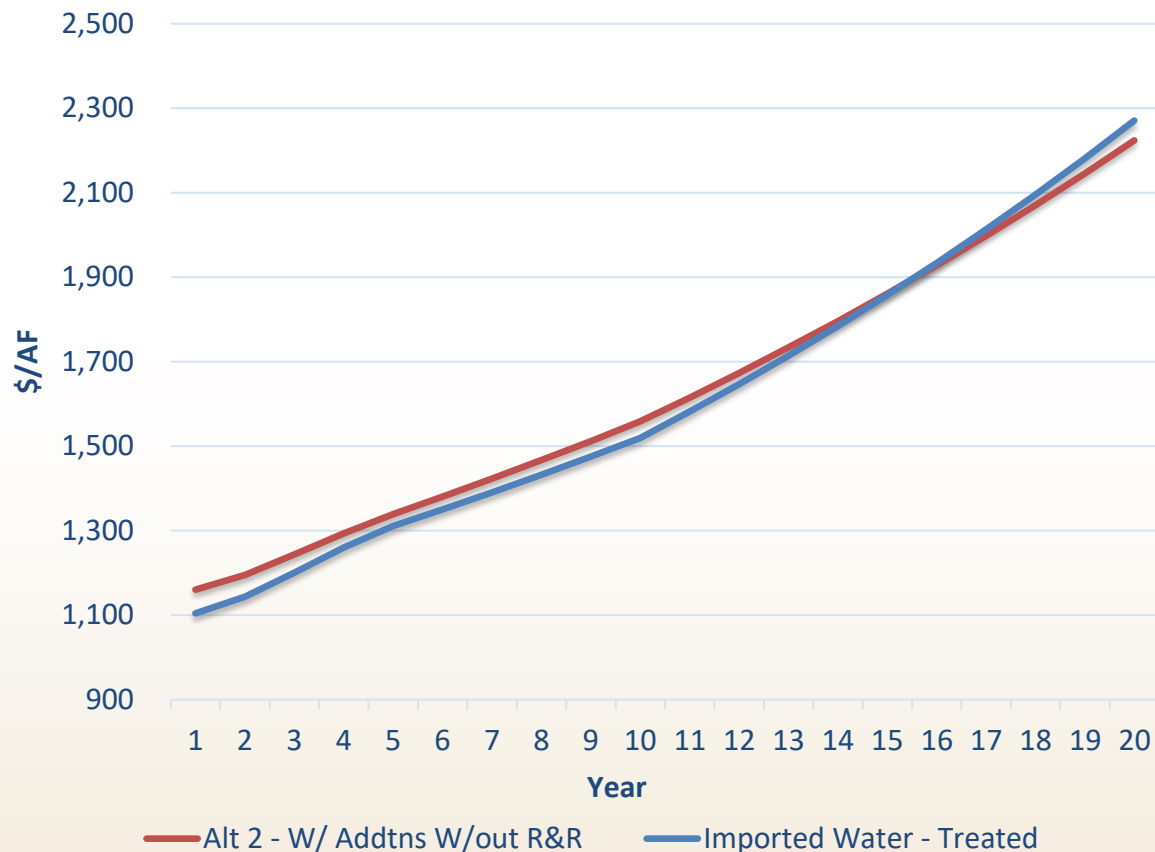
- Lower TDS
- Lower TOC
- Lower TTHM



Flexibility to treat for PFAS and other emerging constituents

Alternative 2 provides the most benefits to EVMWD from a variety of perspectives

# Comparison to Imported Water Costs



- Recommended alternative is very competitive to treated imported water from MWD
- MWD cost projections include costs associated with the Delta Fix starting year 10
  - Assumed an annual increase of 1.1 percent on top of annual MWD increases
  - Delta Fix costs are uncertain and very likely will be higher than projected

# Recommendation and Next Steps

- Recommended Alternative
  - ✓ Alternative No. 2 – 7 mgd capacity  
w/ Hybrid GAC/IX for PFAS Treatment
- Next Steps
  - ✓ Perform pilot testing to confirm PFAS treatment configuration & cost – 1 year
  - ✓ Proceed with preliminary & final design





# Project Implementation Timeline

CLWTP Phase 1 Improvements Implementation Schedule		2021				2022				2023				2024				2025		
Task	Task Name	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
<b>1</b>	<b>Pilot Testing Phase - PFAS Treatment</b>	PILOT TESTING																		
1.1	Pilot Testing - PFAS Treatment																			
1.2	Pilot Testing - Report and Final Recommendation																			
<b>2</b>	<b>Phase 1 - Design Development Phase</b>					DESIGN PHASE														
2.1	Preliminary Design Report																			
2.2	60% Design Submittal																			
2.3	90% Design Submittal																			
2.4	Final Design Drawings and Specification																			
2.5	Bid Phase																			
2.6	Study Session and Board Approval																			
<b>3</b>	<b>Construction Phase</b>									BID PHASE				CONSTRUCTION PHASE						
3.1	Issue NTP																			
3.2	Construction																			

CLWTP IN OPERATION



# QUESTIONS?



**STUDY SESSION**  
**DISCUSSION OUTLINE**

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**Date:** December 16, 2020

**Originator:** M. Armstrong- Strategic Programs

**Subject:** PROPOSED FORMATION OF EVMWD COMMUNITY FACILITIES DISTRICT NO. 2021-1, HORIZONS

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**BACKGROUND AND RECOMMENDATION**

Elsinore Valley Municipal Water District (“EVMWD”) has been approached by a developer, Strata Keith LLC, with a future development (Horizons) located south of Clinton Keith Road in the corner of Prielipp Road and Elizabeth Road, in the City of Wildomar (see Attachment A, Project Location Map) for water and sewer service for 135 new townhomes/senior facility.

The developer requested the formation of a Community Facilities District ("CFD") to help fund the cost of EVMWD facilities. The proposed CFD will have an authorizing bonding amount of approximately \$5 million, with an estimated cost of facility to be funded of \$4.1M. The remaining amount will be utilized for required reserves, capitalized interest, cost of issuance, and underwriter’s discount. Bonds are not anticipated to be issued until the development is in further stages of development. At this time, the developer has agreed to enter into a funding and acquisition agreement. Outlined below is a summary of the proceedings required to form a CFD.

**1. Receipt of Petition**

The act authorizes EVMWD to establish a CFD upon receipt of a petition signed by the owners of not less than 10 percent of the area of land within the proposed CFD.

**2. Rate and Method of Apportionment of Special Taxes**

A special tax consultant prepares a rate and method of apportionment of the special taxes to be levied in a proposed CFD to finance the proposed facilities and/or services within the CFD. The rate and method describe the formula for determining the annual special tax levy an individual property receives. Typically, the rate and method of apportionment categorizes property by land use type, building square footage, acreage, etc. Each of these categories is then assigned a maximum special tax rate. The actual



amount of annual special tax levied against any one property is determined by the apportionment methodology in the rate and method of apportionment and cannot exceed the maximum special tax. A special tax rate and method of apportionment has been prepared by the District's consultant, David Taussig & Associates for each of the improvement areas.

### 3. Resolution of Intention to Establish CFD

Within 90 days after receiving a request or a petition and payment of the fee, the Board of Directors must adopt a resolution of intention to establish a CFD. The resolution of intention describes (a) the proposed boundaries of the proposed CFD; (b) the name of the proposed CFD; (c) facilities and/or services to be financed by CFD funds and any incidental expenses to be incurred; (d) includes the Rate and Method of Apportionment of special taxes within each improvement area; (e) the time and a place for a public hearing which cannot be less than 30 days nor more than 60 days after the resolution of intention is adopted; and (f) describe the proposed voting procedure. At this time, it is anticipated that the Board will take action to approve the resolution of intention to form the CFD on January 14, 2021 and will set a hearing date for February 25, 2021.

### 4. Resolution of Declaring Necessity to Incur Bonded Indebtedness

Additionally, at the same meeting at which the resolution of intention is adopted, Board of Directors of EVMWD will consider the adoption of a resolution declaring the necessity to incur bonded indebtedness which (a) makes declaration of the necessity for the indebtedness; (b) describes the purpose for which the proposed debt is to be incurred; (c) sets forth the amount of the proposed debt; and (d) sets the time and place for a public hearing on the proposed debt authorization. This resolution will be approved at the January 14, 2021 meeting and will call a hearing for the February 25, 2021 meeting.

### 5. CFD Report

When the resolution of intention is adopted, the Board of Directors must direct each officer responsible for providing one or more of the proposed facilities and/or services to be financed to file a report at or before the time of the hearing. The CFD report provides (a) a brief description of the type of facilities or services required to meet adequately the needs of the CFD; (b) an estimate of the cost of providing the facilities and/or services; and (c) if the CFD proposes to pay for incidental expenses associated with its formation and annual administration, an estimate of the fair and reasonable cost of those expenses.

### 6. Notice of Public Hearing

A notice of the public hearing is required to be published pursuant to Government Code section 6061 and in accordance with the Act. The notice must be published once, in a

newspaper of general circulation in the proposed CFD, at least seven days before the public hearing.

## 7. Hearing and Written Protests

We anticipate that the hearing to form the CFD will take place on February 25, 2021. Oral or written protests may be made at the public hearing by any interested persons or taxpayers against the establishment of the CFD, the extent of the CFD, and the types of facilities and/or services to be provided. If 50 percent of the owners of one-half or more of the nonexempt land in, the territory proposed to be included in the CFD protest against the establishment of the CFD, the proceedings to create the CFD or to levy the special tax must be discontinued for a period of one year.

## 8. Resolution of Formation

If, at the conclusion of the public hearing, the determination is made to form the CFD, a resolution of formation must be adopted. The resolution of formation generally describes (a) the information that was contained in the resolution of intention; (b) that the proposed special tax to be levied in the CFD has not been precluded by majority protest; (c) that upon recordation of a notice of special tax lien, a continuing lien to secure each levy of the special tax will attach to all non-exempt real property in the CFD and will continue until the special tax obligation is permanently satisfied or the Board of Directors ceases collection of the special tax; (d) identifies election procedures for the levy of the special taxes within the CFD.

The Act specifies that if there are fewer than 12 registered voters within the boundaries of the proposed CFD, the qualified electors are the landowners within the boundaries of the CFD. As the land within the proposed boundaries of CFD is vacant, it is anticipated that a landowner vote will be conducted.

## 9. Resolution Determining Necessity to Incur Bonded Indebtedness

If, at the conclusion of the public hearing, the Board of Directors makes the determination to incur bonded indebtedness within the CFD, a resolution of determining necessity to incur bonded indebtedness must be adopted which describes the maximum term and amount of indebtedness that can be incurred and election proceedings.

## 10. Election

The election must be held at least 90 days, but not more than 180 days, following the adoption of the resolution of formation. If the election is to be held less than 125 days following the adoption of the resolution of formation, the concurrence of the election official is required. However, any time limit may be waived with the concurrence of the unanimous consent of the qualified electors of the proposed CFD and the concurrence of

the election official. We will prepare the proper documentation and landowner waivers so that the election will be conducted on February 25, 2021, immediately after the hearing.

#### 11. Recordation, Notice of Special Tax Lien, Levy of Annual Special Tax, and Issuance of Bonds

Upon a determination by the Board of Directors that the requisite two-thirds votes cast in the election are in favor of levying the special tax, within 15 days of the landowner election, a notice of special tax lien must be recorded in the office of the Riverside County Recorder, whereupon the lien of the special tax will attach.

The special tax must be levied initially by an ordinance adopted by the Board of Directors, and thereafter (assuming the tax is levied at the same rate or a lower rate than in the ordinance).

#### 12. Issuance of Bonds

When the development is in further stages of development, we will return to the Board with legal documents and market offering materials for approval of the issuance of bonds to finance the Facility.

Staff presented this item at the November 17 Finance Committee for discussion. As outlined above, staff anticipates that the resolution of intent to form the CFD be brought to the January 14, 2021 meeting for Board consideration.

### **ENVIRONMENTAL WORK STATUS**

Not Applicable

### **FISCAL IMPACT**

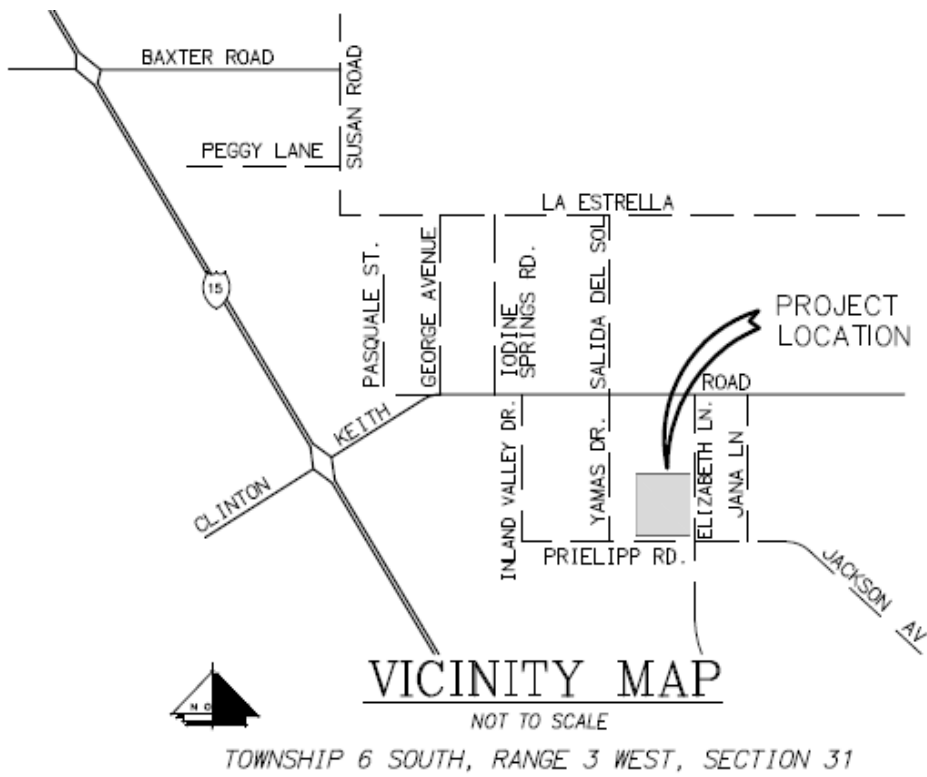
Not Applicable - All costs associated with the formation of the CFD is funded by the developer.

Attachments:

Attachment "A" - Project Location Map



# Attachment "A" Project Location Map



# Horizons Community Facilities District (CFD) 2021-1

Board Study Session  
December 16, 2020

# Outline

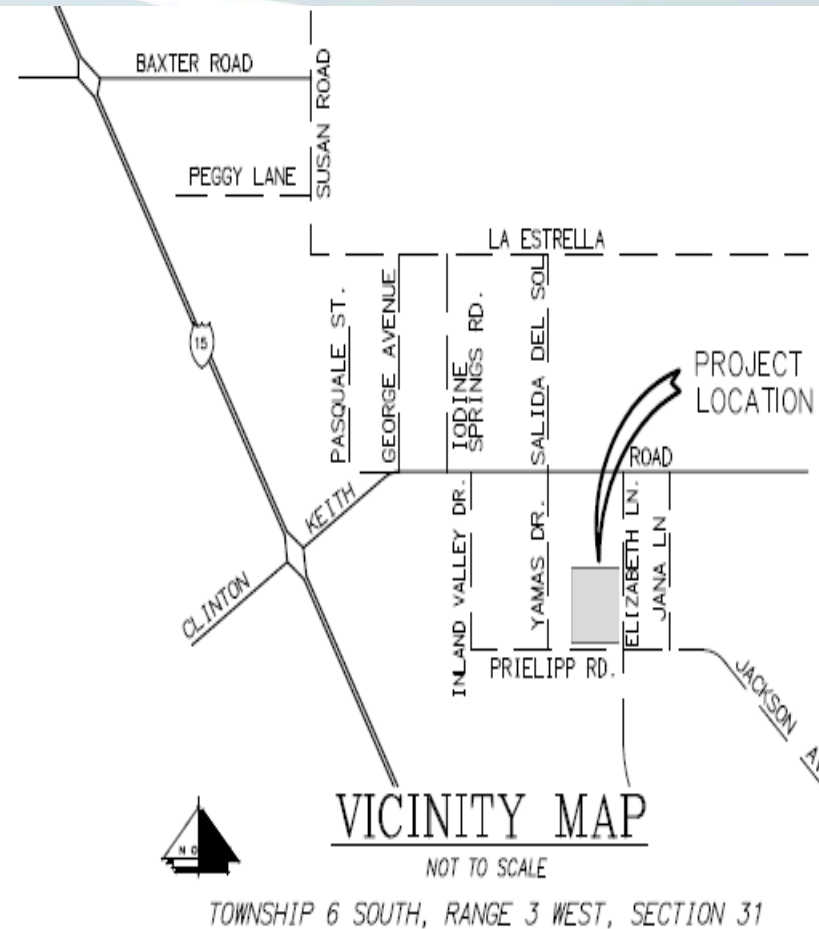
- Project Information
- CFD Improvements
- Sources and Uses of Proceeds
- Goals and Policies
- Formation Schedule

# Project Information

Development – Horizons

Developer – Strata Keith, LLC

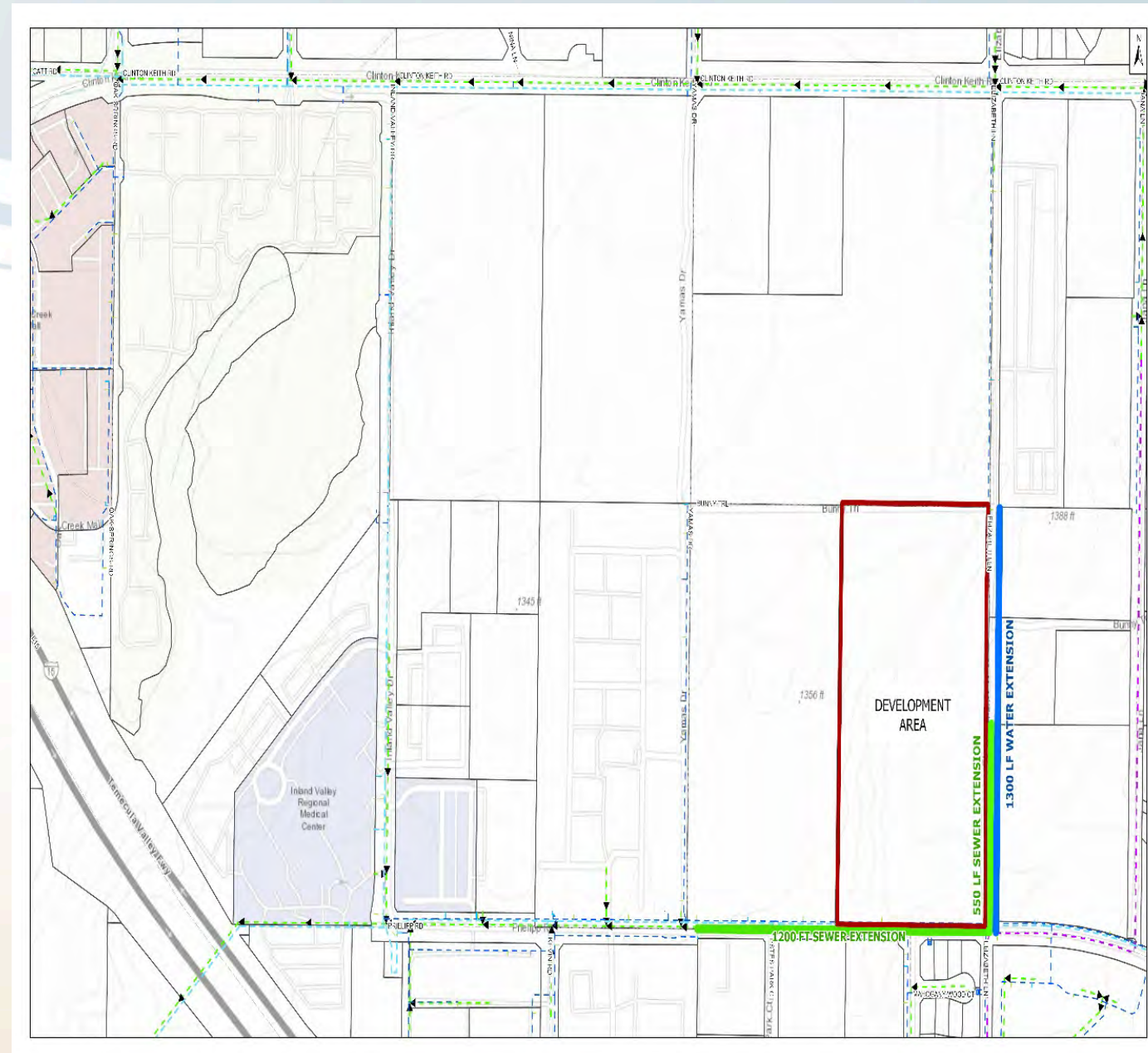
# of Units – 135 Townhomes





# Improvements

- Water & Sewer Capacity Fees - \$3,048,034
- Water & Sewer Facility - \$1,060,571
  - Wastewater pipeline (Prielip Rd. & Elizabeth Ln)
  - Water pipeline (Elizabeth Ln)
- Total - \$4,108,605



# Sources and Uses of Proceeds

Sources	
Bond Par Amount	\$ 4,970,000
Uses	
Improvement Fund Deposit	\$ 4,108,605
<ul style="list-style-type: none"> <li>• <i>EVMWD Water/Sewer Fees</i></li> <li>• <i>EVMWD Water/Sewer Facilities Improvements</i></li> </ul>	
Debt Service Reserve Fund	301,642
Capitalized Interest	211,225
Cost of Issuance	249,128
Underwriter's Discount	99,400
<b>Total</b>	<b>\$ 4,970,000</b>

# EVMWD's Land Secured Policies

- The District previously adopted policies for CFDs
  - Administrative Code Section 2800
- CFD No. 2021-1 is consistent with EVMWD's policies
  - Total tax burden on residential land may not exceed 2.00% of the market value of the improved lots
  - Maximum Special Tax may be permitted to increase by not more than 2.00% annually
  - Value to lien ratio of 4:1

# Formation Schedule

Date	CFD No. 2021-1 Formation	Status
	Rate and method of apportionment of special tax based on development mix and legislative proceedings prepared	Completed
November 17, 2020	Finance & Administration Committee – Present CFD Formation	Completed
December 16, 2020	Study Session – Present CFD Formation	
January 14, 2021	Board Meeting – Resolution of Intention	
February 25, 2021	Board Meeting – Resolution of Formation	
March 11, 2021	Board Meeting – Second Reading of Ordinance	

- Dependent on Project Schedule
  - EVMWD Considers Approval of Bond Issuance
  - Bond Issuance once sufficient development has taken place





# THANK YOU





**STUDY SESSION**  
**DISCUSSION OUTLINE**

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**Date:** December 16, 2020

**Originator:** Margie Armstrong - Strategic Programs

**Subject:** DISPOSITION OF SMALL BUILDING ON MISSION TRAIL

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**BACKGROUND AND RECOMMENDATION**

In 1998, the District leased a property located on Mission Trail which was previously used by the District for its administration offices to the Animal Friends of the Valley (AFV). The lease has a term of 55 years, with an option to renew for an additional 44 years. AFV acquired funding to build a new animal care facility on the property. In 2008, AFV sub-leased a small building located within the leased property to the Chamber of Commerce. The Chamber of Commerce vacated the building in early 2018, and the sub-lease was terminated in April 2019. The small building has been vacant since.

In 2019, AFV researched the possibility of utilizing the building for a thrift store to help raise funds for the care of the animals. However, the building is in disrepair and is not habitable. When AFV inquired about costs to repair the building, they found it to be cost prohibitive, and inquired if the District would be amenable in demolishing the old building so they can build a new building, which is a less costly option. AFV also informed the District that the Wildomar Historical Society expressed interest in retaining the building and turn it into a museum. Both AFV and the District is amenable to the Historical Society retaining the building if they can move it to another location.

The Historical Society confirmed that they are interested in retaining the building. However, the Historical Society does not have any funds to move the building to another location. Additionally, they do not have an alternate site to house the building. They inquired if the District would dedicate the building to them, to be kept at the current site. The building has not been designated as a historical site.

Staff brought this information to the Board at a study session in 2019. The Board inquired on the cost of renovations versus demolishing the building. Since that time, AFV acquired the costs for both options. Through further research, they also found that a thrift store does not raise sufficient funds while consuming much needed resources. Instead, AFV is proposing to demolish the current building and to build a new building to

house their cat and dog spay/neuter and shot clinic operations. Currently, these operations are performed at a separate property located on Bastron Street, by the District's Regional Water Reclamation Facility, which is several miles away from the Mission Trail site. AFV also leases this property from the District. Transporting animals back and forth between the two sites causes considerable cost to the AFV and slows down their ability to care and find new homes for the animals. AFV is proposing to consult with the historical society to take pictures of the building and identify other items that the historical society considers of historical value prior to the demolition and display it throughout the new clinic so the history of the valley could be preserved and viewed by the public in the new building.

Staff will be providing an update presentation at the Study Session.

### **ENVIRONMENTAL WORK STATUS**

Not Applicable

### **FISCAL IMPACT**

Not Applicable

Attachments:

None

# Disposition of Small Building on Mission Trail (Animal Friends of the Valley)

Study Session

December 16, 2020





# Background

- 1998 - AFV leased Mission Trail property
- Property was formerly utilized as District headquarters
- AFV built new animal care facility on the property
- District's old office building still on-site



# Lease Provisions

- Lease effective January 1998
- Term – 55 years (through 2053)
- Automatic renewal option – 44 years (through 2097)
  - AFV has to provide notice not to renew
- Termination – either party may terminate for cause
  - Upon notice that the other party fails to comply with agreement

# Lease Provisions - Continued

- AFV responsible for
  - Maintaining & repairing leased premises at sole cost
  - Keeping the premises in safe and good order and condition
  - Give back premises in same condition as at commencement of the term, with reasonable wear, tear and damage by elements
  - Leave premises free from all nuisance and dangerous and defective conditions

# Current Situation

## Animal Friend of the Valley

- Requested to demolish District's old office building & build a new building
- Move animal spay/neuter and shot clinic from Bastron location to new building
  - Transporting animals between the two sites costly & slows down ability care for animals and find new homes for animals
- AFV will consult with Wildomar Historical Society (WHS)
  - Take pictures of building
  - Retain any items that WHS considers of historical value
- AFV will display pictures and items throughout the new clinic



# Current Situation - Continued

## Wildomar Historical Society (WHS)

- Have not designated building as historical
- Do not have funding to move the building
- Do not have property to move the building to
- Requested to grant portion of land to WHS
  - Would like to turn District's old office building into a museum

# Possible Next Steps

## Option 1

- Require AFV to bring building to good and safe condition

## Option 2

- Have AFV finalize discussions with WHS to retain historical items for display in new clinic
- Allow the AFV to demolish old building

## Option 3

- Allow the Historical Society 6 months to move the building
- Thereafter, allow the AFV to demolish old building

# QUESTIONS?





**STUDY SESSION**  
**DISCUSSION OUTLINE**

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**Date:** December 16, 2020  
**Originator:** Bonnie Woodrome – Public Affairs  
**Subject:** WATER BOTTLE FILL STATION PROGRAM

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**BACKGROUND AND RECOMMENDATION**

At the October 28, 2020 Legislative, Conservation and Outreach Committee Meeting, staff presented information on a proposed water bottle fill station program for public schools within EVMWD's service area. Board members requested additional information on the possibility of schools completing installation in-house.

Staff will provide the requested information along with recommendations on next steps.

**ENVIRONMENTAL WORK STATUS**

Not applicable.

**FISCAL IMPACT**

Within Budget.

Attachments:

PowerPoint presentation



# Water Bottle Fill Stations



# Eligibility, Selection, and Cost

## School Eligibility

- Public schools within EVMWD' s service area.
  - Includes 23 LEUSD schools , 2 MVUSD schools and 1 MUSD.
- Program offered to 4 new school sites per year based on lottery system.

## Unit Selection & Cost

- EVMWD will offer single-level configuration unit (chilled but not filtered).
- Approximately \$2,620 per unit.
  - Excludes shipping (approx. \$100) and tax.



# Installation and Maintenance

## Installation & Maintenance

- EVMWD will purchase the filling stations and schools will install.
  - Both LEUSD and MVUSD confirmed that their Facilities & Operations staff can complete installation in-house.
- Schools will be responsible for maintaining the units for a minimum of 5 years and must sign an agreement.

## Signage/Branding

- EVMWD will provide co-branded signage for display at each station and will review the proposed location of the unit before approving.



# Recommendation

Staff recommend that EVMWD proceed as following:

- Offer fill stations to 4 service area schools per year (1 unit per school) based upon lottery system.
  - In the first year, 2 stations will go to schools who made the initial request and 2 will be awarded by lottery.
- Utilize LCOC fund (Unclaimed Funds Reserve) to purchase fill stations.
  - Estimated annual cost: \$11,800 for 4 units after tax and shipping.
- Require schools to sign contract accepting responsibility for initial installation and maintenance for minimum of 5 years.





# Questions?





**STUDY SESSION**  
**DISCUSSION OUTLINE**

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**Date:** December 16, 2020  
**Originator:** Serena Johns- Grant Administration  
**Subject:** END OF YEAR GRANT UPDATE

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**BACKGROUND AND RECOMMENDATION**

Grants Administration will provide a brief update on all the grants awarded during the 2020 calendar year. The update will include Grants pursued, awarded and pending. In addition, staff will provide an updated Return on Investment, interest savings calculations, and status of the Grant Strategic Funding Plan. Lastly, staff will provide an overview of Goals for the 2021 calendar year.

**ENVIRONMENTAL WORK STATUS**

Not Applicable

**FISCAL IMPACT**

Fiscal Impact will be presented during the meeting.

Attachments:  
Presentation



# Grants Administration Update

Study Session  
December 16, 2020

1



# 2020 Grant\$ & Loans Recap

- ✓ Submitted 8 Grants/Loans
- ✓ Awarded 5 Grants/Loans
  - ✓ 3 Pending Notification Early 2021
- ✓ Awarded \$169,821,906
- ✓ Total Managed \$60,128,254
- ✓ Pending Notification \$9,747,526
- ✓ 4 Year IDC Rate
- ✓ On Call Services for Grant Writing
  - ✓ 3 Highly Successful firms selected
  - ✓ 3-5 Year Grant Strategic Funding Plan



# Grants/SRF Loans Secured (2016 – 2020)

Project	Grants	SRF Loans	District Match
Regional Water Reclamation Facility Upgrade - Design	\$ 500,000	\$ 2,557,346	\$ -
Regional Water Reclamation Facility SCADA - Construction	1,555,776	1,555,777	-
AMI Phase II - DWR Water-Energy Grant	858,625	-	-
AMI Phase III - Clean Water State Revolving Fund	3,453,047	2,347,026	-
AMI Phase III - Bay-Delta Restoration Program: CALFED Water Use Efficiency Grants	750,000	-	-
BOR - Drought Contingency Planning Grant	115,000	-	140,000
BOR - Water Conservation Field Services Program	75,000	-	74,469
DWR - Groundwater Sustainability Plan	1,000,000	-	-
BOR - System Optimization Review (SOR)	80,000	-	84,456
Regional Water Reclamation Facility Expansion - Design	500,000	5,795,834	-
BOR - Palomar Well	300,000	-	528,146
Regional Water Reclamation Facility Upgrades - Construction	3,500,000	42,487,100	-
SARCCUP	3,044,580	-	1,575,420
Title XVI BOR -Regional Expansion Planning/Design	1,397,974	-	-
Rice Canyon Mitigation Efforts	1,897,766	-	496,148
Local Hazard Mitigation Plan	125,000	-	-
Regional Water Reclamation Facility Expansion - Construction	-	129,860,229	-
Diamond Regional Sewer Lift Station/Dual Force Mains	-	36,540,937	-
<b>Totals</b>	<b>\$19,152,768</b>	<b>\$221,144,249</b>	<b>\$2,898,639</b>



**\$3.93/month**

Average amount a customer will save per month over the next 20 years due to grant funding received and interest cost savings on low interest SRF loans\*

*\*This figure excludes savings from developer-based projects*

# Grant Program Highlights



**\$79,667,012**

Estimated interest cost savings from obtaining and utilizing low interest SRF loans vs traditional debt financing.



**72.0%**

Reduction in interest costs on SRF funded projects from utilizing low interest SRF loans vs traditional debt financing.



**13.1%**

Percentage of grant funded project costs paid by the District (District Match).



**49.3 to 1**

For every \$1 spent on the Grants Administration Program the District has received \$25.60 in grants and interest savings on low interest SRF loans.



# 2021 Next Steps

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- Present Strategic Funding Plan to BOD
- Develop Grants Webpage/Newsletter
- Fill Vacant Position
- Prioritize Project Funding
- Build/enhance “Remote” Relationships with FEDERAL and STATE funding programs
- Enhance Grants Management Compliance Program

# QUESTIONS





# Change Orders

November 2020



SS – Dec 16, 2020

65

Project Updates #

# Railroad Canyon WRF Yard Modifications

- Design NTP February 2015
- Project Goals
  - Operational modifications for Nitrate compliance
  - Increase Recycled Water availability for irrigation use
- Construction NTP January 2019
- Design error identified late 2019
  - Issue: high dissolved oxygen levels in anoxic zone
  - Solution: raise baffle curtains and downsize mixed-liquor return pumps
- Design Engineer accepted fault
- Design Engineer to reimburse District \$119,459.16



# QUESTIONS?

