

INFRASTRUCTURE COMMITTEE

REGULAR MEETING Tuesday, August 7, 2018 - 10:00 AM to 12:00 PM 2850 Burton Drive Cambria CA 93428

AGENDA

- A. CALL TO ORDER
- B. ESTABLISH QUORUM
- C. CHAIRMAN'S REPORT

1. PUBLIC COMMENT

Members of the public may now address the Committee on any item of interest within the jurisdiction of the Committee but not on its agenda today. In compliance with the Brown Act, the Committee cannot discuss or act on items not on the agenda. Each speaker has up to three minutes. Speaker slips (available at the entry) should be submitted to the District Clerk.

2. CONSENT AGENDA

A. Consideration to Approve the May 30, 2018 Special Meeting Minutes and May 30, 2018 and June 13, 2018 Regular Meeting Minutes

3. REGULAR BUSINESS

- A. Discussion of Pages 6-9 from the July 11, 2018 Special Meeting Agenda Packet and How to Proceed with a Capital Improvement Plan (CIP) and CIP Policy/Practices and Procedure Plan
- B. Discussion Regarding using Influent Screen Installation Project as a Pilot Case for the CIP Policy/Practices and Procedure Plan
- C. Discussion and Consideration to Approve the 2018 Infrastructure Standing Committee Regular Meeting Schedule
- D. Review Committee Structure and Discussion and Consideration to Nominate A New Committee Member To Fill the Vacancy Created by the Resignation of Muril Clift

- 4. FUTURE AGENDA ITEMS
- 5. ADJOURN



CAMBRIA COMMUNITY SERVICES DISTRICT

Jim Bahringer, Chair of the Infrastructure Committee, hereby calls a Special Meeting pursuant to California Government Code Section 54956. The Special Meeting will be held: **Wednesday, May 30, 2018, 9:00 AM, 5500 Heath Lane, Cambria, CA 93428**. The purpose of Special Meeting is to discuss or transact the following business:

NOTICE OF SPECIAL MEETING

CAMBRIA COMMUNITY SERVICES DISTRICT INFRASTRUCTURE COMMITTEE

Wednesday, May 30, 2018 9:00 AM 5500 Heath Lane, Cambria, CA 93428

Copies of the staff reports or other documentation relating to each item of business referred to on the agenda are on file in the Office of the District Clerk, available for public inspection during District business hours. The agenda and agenda packets are also available on the CCSD website at www.cambriacsd.org. The District Office hours are Monday - Thursday, and every other Friday from 9:00 a.m. through 4:00 p.m. Please call 805-927-6223 if you need any assistance. If requested, the agenda and supporting documents shall be made available in alternative formats to persons with a disability. The District Clerk will answer any questions regarding the agenda.

1. CALL TO ORDER

The Wastewater Treatment Plant tour began at 9:00 a.m.

2. PUBLIC COMMENT ON AGENDA ITEMS

3. TOUR OF THE WASTEWATER TREATMENT PLANT FACILITIES

No formal action of any kind will be taken.

4. ADJOURN

Adjourn to Regular Infrastructure Committee Meeting at 2850 Burton Drive, Cambria, CA.

The Wastewater Treatment Plant tour ended at 9:50 a.m.



INFRASTRUCTURE COMMITTEE

REGULAR MEETING Wednesday, May 30, 2018 - 10:00 AM 2850 Burton Drive Cambria CA 93428

MINUTES

A. CALL TO ORDER

Chairman Bahringer called the meeting to order at 10:02 a.m.

B. ESTABLISH QUORUM

A quorum was established.

Committee Members present: Jim Bahringer, Karen Dean, Muril Clift, Mike Lyons and Harry Farmer

Staff present: General Manager Jerry Gruber, District Engineer Bob Gresens, Wastewater Systems Supervisor John Allchin, Wastewater Operator-In-Training Toni Artho and Confidential Administrative Assistant Haley Dodson.

C. CHAIRMAN'S REPORT

Chairman Bahringer stated there is no chairman's report. He stated he was going to provide a synopsis from the last meeting, but the minutes reflect that quite well.

Vice Chair Dean asked that they work together to create a synopsis for the next meeting. Chairman Bahringer agreed.

Chairman Bahringer asked the public to introduce themselves.

Introductions were made: Rebecca Weber Brent Pantera Jordan Garbayo Allen Dean John Martinez Ms. Martinez Don Howell Paul Reichart Mark Meeks

1. PUBLIC COMMENT

None.

2. CONSENT AGENDA

A. Consideration to Approve the April 19, 2018 Regular Meeting Minutes

Committee Member Lyons states the phoenix plan is referenced on page 2 and wants clarification on what that is.

General Manager Jerry Gruber responded that it's an analysis of the cost to bring the lift stations up-to-date.

Vice Chair Dean stated we did not include a depreciation schedule to review as planned.

Chairman Bahringer stated this will be discussed at a future meeting.

Public Comment:

Paul Reichardt: No discussion of public comment in minutes.

Chairman Bahringer stated Vice Chair Dean will transcribe a brief description of public comment and provide it to Haley Dodson for the minutes.

Public Comment:

Donn Howell: Finance Committee decided to notate public comment, this committee should do the same. Want review of Water Supply on the agenda, with climate change should consider alternatives that were in the Water Master Plan.

The minutes were approved unanimously: 5-Ayes, 0-Nays, 0-Absent

3. **REGULAR BUSINESS**

A. Discussion and Consideration Regarding the Updated Wastewater CIP List

General Manager Jerry Gruber introduced the item and turned it over to District Engineer Bob Gresens.

Mr. Gresens stated he updated the CIP lists for Water, Wastewater and the SWF, and put them in subcategories. He provided the committee with a PowerPoint presentation on the CIP lists (attached).

Bob Gresens stated Ms. Bettenhausen' s memo (attached) references no abbreviations. Bob discussed the abbreviations in the PowerPoint.

Public Comment:

Jon Martinez asked what percentage of energy savings were realized in previous projects. Someone (Mark Meeks?) Is there a retro efficiency program? Chairman Bahringer: will provide synopsis of presentation to Finance Committee. Mark Meeks: will there be a peer review process? Will PG&E provide energy incentives as well? Committee Member Farmer stated they had a Wastewater Plant tour this morning. The operations need to be upgraded in the near future, and we've known about this for a long time. Jon Rokke stated we are the only sewer plant that he's ever seen that doesn't have an influent screen. He wants to know why this hasn't been addressed when it's been a problem for years. He appreciates Bob updating the CIP list. Why hasn't the influent screen been more of a priority in the past 7 years? I want to know who and what is responsible for these issues continuing to be a problem year after year that are causing a drain on the mechanically deficiency at the sewer plant? Why haven't improvements been made year after year?

General Manager Jerry Gruber stated there has been significant improvements been made over the years. The plant is in better shape that it's been in years, it comes down to resources and the funds to do it.

Chairman Bahringer moved to recommend completion of items 1 and 12 and postpone the remaining until after determination.

Vice Chair Dean seconded the motion.

Motion Passed: 4- Ayes (Bahringer, Dean, Lyons, Clift), 0-Nays, 1-Abstain (Farmer)

Chairman Bahringer stated the committee will discuss Regular Business Item 3.A. again in the future.

B. Brent Patera from PG&E Will Provide a Presentation to the Committee

Chairman Bahringer stated Regular Business Item 3.B. will be presented first.

Brent Pantera introduced himself. He presented a PowerPoint presentation (attached) regarding turnkey solutions to the committee and answered questions.

Public Comment: Jon Martinez: power coming in is PG&E's responsibility? Jon Martinez: so we are having power surges? Mark Meeks: we want/need to upgrade for the future. Mark Meeks: are there other resources to cover these Projects? Donn Howell: in past years don't recall much discussion about wastewater, past ten years or more other boards have been focused otherwise.

Committee Member Clift stated the discussion is educational, but it's financial. The committee should make a general or specific recommendation about the things that we think should be done, and it moves onto the finance committee on how it's done.

Chairman Bahringer thanked Mr. Pantera for the presentation.

C. Discussion and Consideration to Establish Regular Meeting Dates, Times, and a Maximum Meeting Length

Public Comment:

Donn Howell: Infrastructure Committee should be driving the Finance Committee. We haven't even discussed water.

Mike Lyons: suggest joint meeting 12th of July after Finance Committee has time to discuss our recommendations?

Chairman Bahringer asked the committee if they want to hold a meeting on water supply. The committee agreed to hold a meeting on June 13, 2018 from 10:00 a.m. to 12:00 p.m. at the Fire Department to discuss the water supply issues.

4. FUTURE AGENDA ITEMS

5. ADJOURN

Chairman Bahringer adjourned the meeting at 12:05 p.m.



INFRASTRUCTURE COMMITTEE

REGULAR MEETING Wednesday, June 13, 2018 - 10:00 AM to 12:00 PM 2850 Burton Drive Cambria CA 93428

MINUTES

A. CALL TO ORDER

Chairman Bahringer called the meeting to order at 10:03 a.m.

B. ESTABLISH QUORUM

A quorum was established.

Committee members present: Jim Bahringer, Karen Dean, Mike Lyons, Muril Clift and Harry Farmer.

Staff present: General Manager Jerry Gruber, District Engineer Bob Gresens and Confidential Administrative Assistant Haley Dodson.

Public in attendance (sign-in sheet attached): Allan Dean Cindy Steidel Tom Laycook Dewayne Lee

C. CHAIRMAN'S REPORT

Chairman Bahringer asked the General Manager to provide the meeting schedule for the month of June. General Manager Jerry Gruber announced the following meetings to the committee:

June 14, 2018 Finance Committee Meeting June 19, 2018 Town Hall Meeting June 21, 2018 Special Board Meeting June 28, 2018 Regular Board Meeting

1. PUBLIC COMMENT

Public Comment: None.

2. CONSENT AGENDA

A. Consideration to Approve the May 30, 2018 Regular Meeting Minutes

Chairman Bahringer thanked Vice Chair Dean for recording public comment.

Vice Chair Dean asked the public to state their name during public comment. She stated if you want a copy of the voice recording, please provide me with your email address and I can email it to you.

Committee Member Lyons stated the Wastewater recommendation was to move forward with items 1 through 12, not 1 and 12.

Committee Member Clift stated his motion was 1 and 12.

Chairman Bahringer stated that's what he understood.

Committee Member Farmer stated the minutes don't reflect the conversation between himself and the General Manager regarding the lack of responsibility with regards to the influent screen at the Wastewater Treatment Plant and the electrical panel.

Chairman Bahringer suggested the minutes be amended to state that the Committee Member Farmer was disappointed in finding the influent screen hasn't been implemented after six years and who is personally responsible for that. The General Manager tried to address the issue.

The General Manager stated that six years isn't accurate and asked the District Engineer for clarification.

District Engineer Bob Gresens stated he thinks it was 2015.

Committee Member Farmer stated he spoke with Jon Rokke prior to the Wastewater Treatment Plant tour. Mr. Rokke stated that all the years and decades he's been involved, he's never seen another sewer plant without an influent screen. There's been a lack of responsibility for a long time and it concerns me. We are the only wastewater operation in the State of California that doesn't have an influent screen.

Committee Member Clift told Committee Member Farmer that he has the power to change it, use it.

Committee Member Farmer stated he wants to make sure the comments that were made by himself and General Manager Jerry Gruber be included in the minutes.

Committee Member Clift told Committee Member Farmer to do what's right and use the \$150k for the influent screen.

Vice Chair Dean stated she can listen to the recording and transcribe the past minutes for Committee Member Farmer's comments.

Chairman Bahringer stated I think word for word comments is inappropriate. Please do a synopsis and give it to Haley.

Chairman Bahringer stated he'd like to postpone approval of the May 30, 2018 Regular Meeting minutes until the revisions can be brought to the committee.

3. REGULAR BUSINESS

A. Discussion and Consideration to Amend the Wastewater CIP List of Priorities to be Provided to the Finance Committee

Chairman Bahringer stated that Regular Business 3.A. is being presented again because they need to reconsider amending the list, making the influent screen a higher priority, and providing the Finance Committee with our recommendations.

The committee discussed the influent screen.

District Engineer Bob Gresens discussed the influent screen redesign and request for proposal.

Committee Member Farmer moved to make the \$150k influent screen a high priority when it comes to Wastewater.

Committee Member Clift seconded the motion.

The motion was approved unanimously.

Public Comment: Dewayne Lee: influent screen, \$150k best case scenario for installation? Hope not a shortcut. Clarification? Cindy Steidel: What do the priority levels 1 thru 4 mean? Assessments for interaction between various elements? Obvious items considered top ranking?

B. Discussion Regarding the Water CIP List

District Engineer Bob Gresens passed out the updated Water CIP list (attached).

Public Comment:

Cindy Steidel – there was some discussion at NCAC about the gas company sharing existing PG&E poles, but there was some issue of electrical interference with the equipment so close. May be limitations with us piggy backing off. Might check to see how successful theirs have been working.

Committee Member Clift stated there's nothing wrong with the committee looking at projects and stating the Finance Committee needs to do this. We need to pick out projects that need to be done and emphasis projects that need to be done. They need to know which projects are important.

Committee Member Clift stated the Water CIP list has changed since the last time they received it.

Bob Gresens explained that he rearranged the Water CIP list, nothing disappeared, and projects got moved up and down in the categories.

Committee Member Clift stated it would be helpful to have items in the draft budget, and then items based on if the rate increase is approved.

Bob Gresens will split 2018-2019 in half, one half will be items in the draft budget, the other items based on if the rate increase is approved.

Committee Member Lyons stated let's get the Water CIP list priorities from staff and justify what we need.

Committee Member Farmer spoke about vehicles 23-25 on the Water CIP list and the vactor truck. He stated he's been out at the plant and seen the vactor truck and staff, or fellows, has made comments to him that they are constantly working to keep the vactor truck running with bailing wire. The hood was up on the vactor truck the last time I was there. Why do we need two separate vactor trucks?

Bob Gresens responded that one truck is to clean sewer lines and the other truck is for water. You can't use the same equipment on water and wastewater. There's sanitary issues.

Committee Member Farmer stated perhaps i was misinformed.

Bob Gresens spoke about the water meters age and a five-year replacement plan.

Jerry Gruber would like to see the meter replacement project as a high priority.

Bob Gresens stated the following: Santa Rosa creek pedestrian deck is high priority. #9 is a lower priority. Remove # 15 Remove #28 from water and #51 from Wastewater

Public Comment:

Donn Howell - at a previous CCSD meeting in the agenda, there was a document regarding reserves, various departments needing to have 30 to 45% of revenue as reserves, not before the board yet. Priorities are the issue of this committee; a lack of appropriate priorities is what got us to this point. This Committee's job is to determine priorities and pass recommendations

on the finance committee, it is their job to figure out how to pay for them.

Cindy Steidel - prior discussions have gone on about that, between this committee and finance. Conversations have been driven that the priorities are based on cause and effect of doing or not doing. If there is a choice not to approach these things, here's the potential of what can happen. The idea of having a contingency, as a recommendation, is that we can handle those things you have to do a whack a mole on, so that it doesn't affect the priorities. Is there any resource we can look at to see the best practice for a utility environment to establish reserves? A lack of having reserves or contingencies cause risk against the ability of executing the number one priorities.

Committee Member Lyons moved that this committee recommend to the CCSD and the Finance Committee the following priorities for Fiscal Year 2018-2019: #8 on the Water CIP List at \$70k, very top priority, #12 on the Water CIP List at \$50k, #23 on the Water CIP List at \$14k, and #27 on the Water CIP List at \$50k. When we do flesh this out, we add the consequences of not doing it. If we don't spend this money, what is the downside of it.

Vice Chair Dean seconded the motion.

The motion was approved unanimously.

Chairman Bahringer moved to remove items #28 from the Water CIP List and #51 from the Wastewater CIP List because it's not a priority.

Vice Chair Dean seconded the motion.

The motion was approved unanimously.

Committee Member Clift motioned for items not considered on the Water CIP List in the initial motions of priorities for Fiscal Year 2018-2019, be reconsidered for priorities when we know the effect on the rate increases.

Vice Chair Dean seconded the motion.

The motion was approved unanimously.

Public Comment:

Cindy Steidel –asked about item 9 sub zone metering, it could potentially be a risk mitigation for finding leaks. Consider pulling into F/Y 18/19? Asked about leaks on Moonstone Dr, and how that was found.

Chairman Bahringer motioned to add number 9 on the Water CIP List as a number one priority for the Finance Committee meeting tomorrow.

Committee Member Farmer seconded the motion.

The motion was approved unanimously.

Public Comment: Dewayne Lee - thanked Infrastructure Committee for good discussion on priorities to pass to Finance Committee.

Committee Member Farmer stated there needs to be a focus on water efficiency and finding the most efficient way of dealing with the water availability. He recommends a subcommittee from this committee that will focus on water resourcefulness and grant funding.

4. FUTURE AGENDA ITEMS

Chairman Bahringer suggested a joint meeting with the Finance Committee on July 12, 2018 at the Vet's Hall. The committee agreed.

5. ADJOURN

Chairman Bahringer adjourned the meeting at 12:08 p.m.

Attachment to June	: 13,	2018	Regular	Meeting	Minutes
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Meeting Date: June 13, 2018	2
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CINDY STEIDEL	
Tom Laycook	
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JERRY GRUBLR.	
Dewagne Lee	
Bob Greens	
HARRY FARMER	
Jim Bahringer	
MIKE LYONS	
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Haley Dodson	
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Water Projects

	Preliminary costs need to be updated & tied to a an ENR/year basis.															1	Revised 6/13/2018		:	
	risininary costs need to be updated & fled to a an ENK/year basis.		Expansion [X],	%	% %	Priori	ity E	Budget Year												
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1	Water Master Plan Amendment (revised fire flow modeling/tank sizing check)	6080M	D lo ht																	
2	Stuart Street Tank Replacement (125K gallon weided steel tank with new foundation)	L POSOW	R/O/X	20	80	2			\$ 35,000											\$ 35,000
3	Water pipelines, pumps, and PRV repairs and replacements		2/0			. 2								\$ 458,000						\$ 458,000
4	Piney Way erosion control protection for existing pipeline		R/O		100	2	~		\$ 25,000	\$ 50,000		,000 \$	50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,00	
6	Study & predesign for pipeline in State Parks wetlands	6035	0		100) 3				\$ 10,000	0									\$ 10,000
7A	Inspection & spot repair to water transmission main under S. Parks wetlands area; or do 7B	+								30,000										\$ 30,000
7B	Lining of transmission main under S. Parks wetlands area (alt to relocate ~ \$612K to \$1.16 million), or do 7A			20		1				· ·	80,000									\$ 80,000
8	Pressure zone 2 to zone 7 transmission main @ SR Creek pedestrian bridge			20		3					50,000		150,000	816,000						\$ 1,016,000
9	Subzone metering of distribution system			20		1	· · ·		120,000		_									\$ 120,000
10	Pine Knolls - Iva Court zone 1 pipeline expansion				100					\$ 50,000		,000 \$	50,000							\$ 150,000
11	Replacement of problematic service lines within Leimert	_[R/O	20	80	3						,000 \$	125,000							\$ 165,000
12	Water Meter Replacements & Upgrades					3			\$ 10,000	\$ 10,000		,000 \$	10,000		\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,00	
13	Annual GIS updating & upgrades		R/O		75 25				\$ 50,000	\$ 200,000		,000 \$	200,000							\$ 1,050,000
14	Valve Replacements		R/O		100	-			\$ 10,000	\$ 10,000		,000 \$	10,000				\$ 10,000		1.	
15	Replacement of problematic service lines within Leimert	<u> </u>				2			\$ 20,000	\$ 20,000		,000 \$	20,000		\$ 20,000	\$ 20,000	\$ 20,000			· · · · · · · · · · · · · · · · · · ·
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17	Tank & Booster Pump Station Projects								1				÷ .							
17	Rodeo Grounds Pump Station Replacement (aka Zone 2 Booster pump station)		R/X	20	80	2			\$ 25,000	\$ 101,000	0 \$ 500.	,000 \$	400,000							\$ 1,026,000
	SCADA System - Long-term Water Portion		R/O		50 50				\$ 10,000	\$ 50,000		000 \$	50,000	\$ 50,000						\$ 210,000
<u>19</u> 20	Electrical transfer switch and conduit to well SS-3		0		100				,	\$ 25,000		/ 17		+					1	\$ 25,000
	San Simeon well field generator replacement		R/O	20		2						,000						1		\$ 100,000
21	Leimert Tank - Seismic Upgrade		R	20	80	3					_	,000 \$	75,000	\$ 75,000					1	\$ 180,000
	Water conservation						t L.		I			·	,	·		I		·		
22	Database for water conservation program/tracking with parcel links & APN file conversion		X/8/0	80	20	3			\$ 10,000	\$ 10,000	<u></u>							1	1	\$ 20,000
	Vehicles & Trailer Mounted-Equipment	1			1 20				Ş 10,000	<i>y</i> 10,000	<i>'</i>							1		20,000
23	Replacement Dump Truck (75 K with 6 yr Ioan @ 4% assumed)	<u> </u>		- T	·····		1 2									1 – – r-		· · · · ·		
24	Trailer Mounted Air Compressor	6170				- 1			\$ 14,000	\$ 14,000	3 \$ 14,	,000 \$	14,000	\$ 14,000	\$ 14,000					\$ 84,000
25	Trailer mounted, small capcity vactor	6170	0		100	2		······	\$ 25,000											\$ 25,000
26	Vehicle Replacement Program	01/0	0		100	2			\$ 55,000					1		A 05.000				\$ 55,000
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27	Finance/billing software upgrade (water est'd @ 50%)										_									Ş -
28	Administrative Offices - est'd water proportion @ 1/3 total of 20 yr loan	 	R/O		100	1		:	\$. 50,000	\$ 25,000										\$ 75,000
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A	Account #	Operations [O]					Year	Projected																
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		R/O		75	25	1			\$ 50,000	-	200,000	\$ 200,000	\$ 200,000	\$ 200,00		200,000							Ş	1,050,000
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Revised 6/13/2018

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Capital improvement plan

A **capital improvement plan** (CIP), or **capital improvement program**, is a short-range plan, usually four to ten years, which identifies capital projects and equipment purchases, provides a planning schedule and identifies options for financing the plan. Essentially, the plan provides a link between a municipality, and/or other local government entity and a comprehensive and strategic plan and the entity's annual budget.

Contents

Benefits Features Overall process Specific steps

Benefits

A CIP provides many benefits including:

- Allows for a systematic evaluation of all potential projects at the same time.
- The ability to stabilize debt and consolidate projects to reduce borrowing costs.
- Serve as a public relations and economic development tool.
- A focus on preserving a governmental entity's infrastructure while ensuring the efficient use of public funds.

An opportunity to foster cooperation among departments and an ability to inform other units of government of the entity's priorities.

Features

The CIP typically includes the following information:

- A listing of the capital projects or equipment to be purchased
- The projects ranked in order of preference
- The plan for financing the projects
- A timetable for the construction or completion of the project
- Justification for the project
- Explanation of expenses for the project

Overall process

Prior to undertaking the development of the CIP, the government entity will want to define the criteria for what kind of projects or equipment are to be included and organize a process for developing the plan. What is defined as a capital project or capital purchase may vary from city to county to district to state depending on the size of the local government provisioning the plan. Generally, they will be tangible items that have a life expectancy greater than one year.

A local government will also need to forecast where it believes it will face future demands and growth, which will involve an inventory of existing facilities, infrastructure and equipment. In addition, a local government will want to develop basic policies for implementing the plan. Because the CIP includes financing issues, the municipality may want to seek advice from their financial advisor and/or bond counsel. A review of the municipality's current finances is also vital.

Once the CIP is finalized, the local government may be required to hold a public hearing before the plan is adopted by a governing board and/or a bond review commission.

Specific steps

- 1 Establish a capital planning committee with bylaws
- Take inventory and prepare an assessment of existing capital assets
- 2 3 Determine projected life of existing and proposed assets.
- 4 Create an asset decommission policy and procedure.
- 5 Develop an asset maintenance procedure and procedure.
- 6 Develop an asset replacement policy and procedure.
- 7 Evaluate previously approved, unimplemented or incomplete projects
- 8 Assess financial capacity
- 9 Solicit, compile and evaluate new project requests
- 10 Prioritize projects
- Develop a financing plan with a focus on creating a reserve account for asset replacement. 11
- 12 Adopt a capital improvement program.
- 13 Monitor and manage approved projects within the CIP
- 14 Update existing/ongoing capital programs

Recommendations Regarding CIP Policy/Practices and Traceability of Incurred Cost

Request that CIP Definition, Assessment, Estimate and Financial Recording processes be discussed at the upcoming Joint Infrastructure/Financial Subcommittee Meeting.

General Observations

The community continuously focuses on financial data, challenging individual incurred cost, and equates their lack of visibility to an expectation of inappropriate expenditure by CCSD. In some cases, lack of individual understanding of business financial structures/practices is the hurdle to overcome. In others, lack of the underlying decision-making process drives the challenges heard. Unfortunately, it manifests itself as a lack of visibility and lack of trust.

Watching the current CIP review, I believe there is a real opportunity to strengthen CCSD in its operating disciplines and decision making.

Snapshot of Suggested CIP Policy/Practices

- 1. Write and Establish Policies/Procedures for CIP Initiation and Execution relative to Budget Reviews, Incurred Cost, and Close-Out/Historic Records
- 2. Identify CIP using a Capital Improvement Project Request document (Assign CIP Project Number)
 - a. Define project need, assign priority, describe purchase/activity, timeline to execute, define potential risk if delayed, estimated cost, basis of estimate
 - b. During FY budget formulation, review by Subcommittees
 - c. By incorporation to finalized budget, move project request from preliminary to approved, assign a segregated account designation in the accounting system to allow for discrete cost tracking.
 - d. Additional procedures would be defined for emergency or priority shifts.
- 3. Manage CIP
 - a. Maintain a master list of all approved in-process CIP's as well as lower priority or future need projects. Review periodically for priority assignment or timeline changes
 - b. Document revisions to the approved CIP (recorded on the Initial Project Request form), including associated cost estimates.
- 4. Close out of completed CIP
 - a. Perform a review of the project including summary of any issues and total completed cost.
 - b. Consider a close out procedure for the accounting project so that costs won't inadvertently hit a completed Project.

Effective Implementation assumes:

- 1. Commitment to writing and establishing policies and procedures relative to CIP for Budget, Tracking and Completion
- 2. The new accounting system can accommodate assignment of cost segregation on a by project basis.
- 3. The CCSD is willing to assign the upfront definition and commitment to review, as well as assign appropriate responsibility for the periodic validation of the process (e.g., financial committee member review would be a possible method)
- 4. Project revisions and historic information is maintained within established procedures.

Benefits

Takes steps toward establishing community trust in decisions and practices Less manual intense practices in data gathering and status related to CIP Establishes an easily assessible point of record for awarded Grants to project Provides estimating/incurred cost history for future CIP Establishes a more rigorous decision making/change approval process Establishes an historic reference and timeline for initial project definitions and evolution of changes Provides immediate traceability and tracking of incurred cost against a CIP line item Provides historic record of approved revisions and estimates of cost relative to revisions

Suggested Procedure for Defining, Establishing and Executing a Capital Improvement Program Form

The intent of the CI Program Form is to provide:

- A. a budgeting mechanism for CIP review of high priority needs, including priority criteria description, justification, benefit, operational risk in delay or rejection to assist in evaluation;
- B. a follow-on traceability mechanism for approved CIP items during project execution;
- C. a consistent approach for review of CIP actions;
- D. and a cost mechanism for establishing an accounting linkage for project performance.

Suggested Process

1. CCSD staff develop CIP List, including out-year budget CIP projects for visibility

2. Present CIP List, associated CI Project forms, for high priority or high-risk projects to Infrastructure Committee for review and questions

3. Infrastructure Committee reviews CI Project forms with CCSD staff, and responsible department originator, regarding Project Description and Risk

- a. Invite public for interaction and observation of review
- b. Tour facility as necessary to understand need for Project

4. CIP List, reviewed CI Projects forms, with associated comments and recommendations, passed to Finance Subcommittee for financial/budget item review.

5. Finance Committee reviews CIP list and CI Project forms with associated Infrastructure Committee input. Finance subcommittee reviews financial estimates of subject CIP Project forms (internal and external work)

a. Invite public for interaction and observation of review

6. Results of Finance Committee review and recommendations are provided back to the Infrastructure Committee for information purposes, with request for concurrence with Finance Committee recommendations.

7. With concurrence and feedback from Infrastructure Committee, Finance Committee forwards recommendations of CIP, and associated CI Program Forms, to CCSD Board for budgeting consideration.

8. Upon acceptance by the CCSD Board, the board directs the CI Projects back to staff for formulation of finalized costing or bid directions, and performance timeline.

9. Any CCSD Board approved project is assigned financial Account Number, tied to the General Ledger for traceability of total/historic cost. The Account Number is recorded on the CI Program Form.

10. At the completion of any CI Project, the Project Account Number is closed with the financial accounting structure to prevent any costs recorded in error. The Account Number is not closed until an inventory of Project Purchase Orders or accounting period costs have been verified as recorded.

Cambria Comm	unity Services	District	Project Number:							
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Priority:			Fiscal Year:							
Period of Performan	ice:		Revision:							
Project Name:	_									
Project Manager:				Date:						
Priority				Enter						
Туре				Catego	ory:					
Environmental	Not Required	Required								
Useful Life:	New	Improve		Repair/Replac	ce	_				
Project Definitio	on of Scope	Internal		External	Both					
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Operational Ris	k if Delayed									
Estimated Cost Planning/Design Construction TOTAL Basis of Estimate Funding Source	FY	FY	FY	FY		TOTAL				
Finalized Budgeted (Planning/Design Construction TOTAL Basis of Estimate Funding Source		FY	FY	FY		TOTAL				
Revisions: (se	econd Page)									



Great People, Doing Great Things, for a Great Community

CAMBRIA COMMUNITY SERVICES DISTRICT INFRASTRUCTURE STANDING COMMITTEE 2018 DRAFT REGULAR MEETING SCHEDULE

April 10, 2018 from 10:00 a.m. to 11:41 a.m.

(For clarification purposes, the Infrastructure Standing Committee met this day to conduct business prior to the Regular Meeting Schedule being approved)

April 19, 2018 from 10:00 a.m. to 11:55 a.m.

(For clarification purposes, the Infrastructure Standing Committee met this day to conduct business prior to the Regular Meeting Schedule being approved)

May 30, 2018 from 9:00 a.m. to 9:50 a.m. (Special Meeting)

(For clarification purposes, the Infrastructure Standing Committee met this day for a WWTP tour prior to the Regular Meeting Schedule being approved)

May 30, 2018 from 10:00 a.m. to 12:05 p.m.

(For clarification purposes, the Infrastructure Standing Committee met this day to conduct business prior to the Regular Meeting Schedule being approved)

June 13, 2018 from 10:00 a.m. to 12:08 p.m.

(For clarification purposes, the Infrastructure Standing Committee met this day to conduct business prior to the Regular Meeting Schedule being approved)

August 7, 2018 from 10:00 a.m. to 12:00 p.m. (Fire Department Training Room)

September 11, 2018 from 10:00 a.m. to 12:00 p.m. (Vets Hall Dining Room)

October 9, 2018 from 10:00 a.m. to 12:00 p.m. (Vets Hall Dining Room)

October 30, 2018 from 10:00 a.m. to 12:00 p.m. (Vets Hall Dining Room)

November 28, 2018 from 10:00 a.m. to 12:00 p.m. (Vets Hall Dining Room)

Regular meetings will be held at the Veterans' Hall-Dining Room 1000 Main Street, Cambria CA 93428