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BOARD MEETING  
OF THE BOARD OF DIRECTORS  
OF THE MID-PENINSULA WATER DISTRICT

April 22, 2021  
Belmont, California

DUE TO COVID-19, THIS MEETING WAS CONDUCTED AS A TELECONFERENCE  
PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS N-25-20  
AND N-29-20, WHICH SUSPEND CERTAIN REQUIREMENTS OF THE RALPH M. BROWN  
ACT.

MEMBERS OF THE PUBLIC COULD NOT ATTEND THIS MEETING IN PERSON.  
Board members, staff, and the public participated remotely.

A public comment submit option was available via email to  
District Secretary, Candy Pina, at [candyp@midpeninsulawater.org](mailto:candyp@midpeninsulawater.org).  
No public comments were received.

**1. OPENING**

**A. Call to Order:**

The regular teleconference meeting of the Mid-Peninsula Water District Board of Directors began at 6:31PM.

**B. Establishment of Quorum:**

**PRESENT:** Directors Schmidt, Wheeler, Warden, Vella and Zucca.

A quorum was present.

**ALSO PRESENT:** General Manager Tammy Rudock, Operations Manager Rene Ramirez, Administrative Services Manager and Board Secretary Candy Pina, District Engineer Joubin Pakpour and District Counsel Julie Sherman.

General Manager Rudock confirmed that the following individuals were also in attendance:  
William Lai, Pakpour Consulting Group, Inc.  
Jamie Dalessandro, Windy Hills Property Ventures, Inc.  
Mike O'Connell, BKF Engineers  
John Lapachet, W.L. Butler Construction

**2. PUBLIC COMMENT**

None.

**3. AGENDA REVIEW: ADDITION/DELETIONS AND PULLED CONSENT ITEMS**

None.

**4. ACKNOWLEDGEMENTS/PRESENTATIONS**

None.

**5. CONSENT AGENDA**

- 52 **A. Approve Minutes for the Regular Board Meeting on March 25, 2021**  
53 **B. Approve Expenditures from March 17, 2021 through April 13, 2021**  
54 **C. Approve Resolution No. 2021-05 Authorizing a Contract with Neeve Engineering,**  
55 **Inc., in the amount of \$100,859, plus a 10% Contingency of \$10,085, for a total**  
56 **Project Budget in the amount of \$110,944, for the Demolition of the Abandoned**  
57 **Pump Station located at 1510 Folger Drive in Belmont (CIP #15-86)**  
58 **D. Receive Final Update from General Manager regarding Actions taken During**  
59 **Covid-19 Pandemic**

60 Director Schmidt requested that the word “extensive” be added to line 66 of the March  
61 25, 2021 Regular Board Meeting Minutes before “open Board discussion followed”.

62  
63 Director Warden commented that he reviewed the statement of work presented under  
64 item #5.C. of the staff report and feels the total estimated fence cost is high. General  
65 Manager Rudock explained the numerous factors that elevated the cost and Director  
66 Vella offered his perspective.

67  
68 Director Wheeler asked Engineer Pakpour why there was nothing included under the  
69 statement of work about any system disconnections before the demolition of the Folger  
70 pump station, and Engineer Pakpour advised that the pump station was  
71 decommissioned years ago, which included abandoning the water line to the pump  
72 station.

73  
74 General Manager Rudock reported that the word “attached” at the bottom of page 1 of  
75 the staff report provided for item #5.D., under Discussion where the first bullet reads “In  
76 January 2021...” should be deleted because the Prevention Plan was not included as  
77 indicated.

78  
79 Director Vella moved to approve the Consent Agenda, including Resolution No. 2021-05  
80 Authorizing a Contract with Neeve Engineering, Inc., in the amount of \$100,859, plus a  
81 10% Contingency of \$10,085, for a total Project Budget in the amount of \$110,944, for  
82 the Demolition of the Abandoned Pump Station located at 1510 Folger Drive in Belmont  
83 (CIP #15-86) and Director Zucca seconded. Roll call vote was taken and the Consent  
84 Agenda was unanimously approved.

85  
86 **6. HEARINGS AND APPEALS**

87 None.

88  
89 **7. REGULAR BUSINESS AGENDA**

- 90 **A. Approve Resolution No. 2021-06 Authorizing a Professional Services Agreement**  
91 **with Pure Technologies U.S., Inc., referenced as Contract No. CIP 20-05A, in the**  
92 **amount of \$231,497, for phase one of a Non-Destructive Water Main Inspection**  
93 **Service of the Tunnels Transmission Main as part of the Transmission Water Main**  
94 **Assessment Project (CIP #20-05), plus a 10% Project Contingency of \$23,000, for a**  
95 **total Project Budget in the amount of \$254,497**

96 Operations Manager Ramirez provided background information on the project and  
97 reported on the fiscal impact to the District.

98  
99 Engineer Pakpour reported on the transmission main inspection process, type and age  
100 of pipe that is being inspected internally, how the assessment process will take place,  
101 the contractor selected and projected timeline. An open Board discussion followed.

103 Director Zucca moved to approve Resolution No. 2021-06 Authorizing a Professional  
104 Services Agreement with Pure Technologies U.S., Inc., referenced as Contract No. CIP  
105 20-05A, in the amount of \$231,497, for phase one of a Non-Destructive Water Main  
106 Inspection Service of the Tunnels Transmission Main as part of the Transmission Water  
107 Main Assessment Project (CIP #20-05), plus a 10% Project Contingency of \$23,000, for  
108 a total Project Budget in the amount of \$254,497 and Director Warden seconded. Roll  
109 call vote was taken and it was unanimously approved.  
110

111 **B. Consider Resolution 2021-07 Authorizing a Water Service Agreement between the**  
112 **Mid-Peninsula Water District and Windy Hill Property Ventures, Inc., for a**  
113 **Development located at 1325 Old County Road in Belmont, California**

114 Operations Manager Ramirez reported on the proposed development, a credit for  
115 existing services, replacement of existing water main(s), service connections, water  
116 capacity charges and demand off-set fees.  
117

118 General Manager Rudock thanked staff and Jamie Dalessandro with Windy Hill Property  
119 Ventures, Inc., and their team for the partnership opportunity and Mr. Dalessandro  
120 addressed the Board. An open Board discussion followed.  
121

122 Board direction was given that the final paragraph of Resolution 2021-07 be amended to  
123 read: NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Mid-  
124 Peninsula Water District hereby authorizes the General Manager to execute the Water  
125 Service Agreement, in a substantially similar form as presented to the Board on April 22,  
126 2021 and as approved by legal counsel, between the District and Windy Hill Property  
127 Ventures, Inc., for the development project located at 1325 Old County Road in Belmont,  
128 CA.  
129

130 Director Zucca moved to approve the amended Resolution 2021-07 Authorizing a Water  
131 Service Agreement between the Mid-Peninsula Water District and Windy Hill Property  
132 Ventures, Inc., for a Development located at 1325 Old County Road in Belmont,  
133 California and Director Wheeler seconded. Roll call vote was taken and it was  
134 unanimously approved.  
135

136 **8. MANAGEMENT AND BOARD REPORTS**

137 **A. Management Reports**

138 **1. General Manager's Report**

139 General Manager Rudock reported on Director Vella's re-appointment to the  
140 BAWSCA Board of Directors and the UWMP and WSCP schedule.  
141

142 **2. Administrative Service Manager's Report**

143 Administrative Services Manager Pina reported on Form 700 submissions and the  
144 intention to change from at-large to zone-based elections. Going forward, she will  
145 report each month on the progress of the zone-based elections project.  
146

147 **3. Operations Manager's Report**

148 Operations Manager Ramirez reported on the addition of the UWMP section to  
149 Operations monthly Board report and introduced staff to discuss highlights from the  
150 2021 First Quarter Water Conservation Report.  
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152 Staff reported on Subject #2 MPWD Covid-19 Water Use Impacts Graph and Subject  
153 #4 "Conservation, A California Way of Life" Legislation Timeframe from the 2021

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First Quarter Water Conservation Report.

Director Schmidt commented on the format and length of the Operation Manager's monthly Board report regarding development projects and an open Board discussion followed. Board direction was given to staff.

**4. District Engineer's Report**

None.

**B. Financial Reports**

**1. Month End March 31, 2021**

Administrative Services Manager Pina reported on YTD revenue and expenditure totals.

**C. Director Reports**

Director Wheeler reported that he will be attending the upcoming ACWA JPIA conference next month.

Director Schmidt reported that he had a conversation with the Windy Hill developer.

**9. COMMUNICATIONS**

None.

**10. ADJOURNMENT**

The meeting was adjourned at 8:18PM.

  
DISTRICT SECRETARY

APPROVED:

  
BOARD PRESIDENT