

**MINUTES OF THE MEETING OF THE
BOARD OF DIRECTORS OF
UNION SANITARY DISTRICT
February 12, 2018**

CALL TO ORDER

President Kite called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: Pat Kite, President
Anjali Lathi, Vice President
Jennifer Toy, Director
Tom Handley, Director

ABSENT: Manny Fernandez, Secretary

STAFF: Paul Eldredge, General Manager
Karen Murphy, District Counsel
James Schofield, Collection Services Manager
Sami Ghossain, Technical Services Manager
Armando Lopez, Treatment and Disposal Services Manager
Laurie Brenner, Business Services Team Coach
Michelle Powell, Communications and Intergovernmental Relations Coordinator
Gene Boucher, Human Resources Manager
Rollie Arbolante, Customer Service Team Coach
Danielle Lemos, Administrative Specialist
Regina McEvoy, Executive Assistant to the General Manager/Board Clerk

VISITORS: Alice Johnson, League of Women Voters
Roelle Balan, Tri-City Voice Newspaper
Mallika Ramanathan, Brown and Caldwell Managing Engineer

APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF JANUARY 22, 2018

It was moved by Vice President Lathi, seconded by Director Toy, to approve the Minutes of the Regular Meeting of January 22, 2018. Motion carried with the following vote:

AYES: Handley, Kite, Lathi, Toy
NOES: None
ABSENT: Fernandez
ABSTAIN: None

WRITTEN COMMUNICATIONS

There were no written communications.

ORAL COMMUNICATIONS

There were no oral communications.

CONSIDER APPROVING A CAPACITY CHARGE REFUND FOR PROPERTY LOCATED AT 1550 PACIFIC STREET, NEAR CENTRAL AVENUE IN THE CITY OF UNION CITY

This item was reviewed by the Budget & Finance Committee. Technical Services Manager Ghossain stated the property located at 1550 Pacific Street in Union City went vacant in 2009, and the old building was demolished in 2014. The property was then subdivided into four separate parcels, one for each building. Sewer construction for the four new buildings at the site was completed in October 2015. When the sewer construction plans were reviewed and approved, the buildings were listed as 'spec' buildings meaning they would be subject to custom tenant improvements following identification of the tenants. In accordance with District Capacity Charge Ordinance 35.22, the Commercial/Industrial/Office Use rate was used to calculate the Capacity Charge. Exhibit A to Ordinance 35.22 is a fee schedule that shows the fees for warehouse connection category facilities are charged a lower rate than Commercial/Industrial/Office Use facilities. All four buildings constructed at the site are being used for warehouse purposes, and the property owner, Terreno Park Union City LLC, has requested a refund. Staff recommends the Board approve a credit against the property of \$305,954.88 to the current property owners, Terreno Park Union City LLC.

The Board inquired, and staff agreed, that it would be prudent to spread the credit among the four separate parcels now using the square footage of each building. Staff will report back to the Board when completed.

It was moved by Director Handley, seconded by Director Toy, to Approve a Refund of \$305,954.88 to the Property Owners, Terreno Park Union City LLC. Motion carried with the following vote:

AYES: Handley, Kite, Lathi, Toy
NOES: None
ABSENT: Fernandez
ABSTAIN: None

AUTHORIZE THE GENERAL MANAGER TO EXECUTE TASK ORDER NO. 2 WITH BROWN AND CALDWELL FOR THE STANDBY POWER GENERATION SYSTEM UPGRADE PROJECT

This item was reviewed by the Engineering and Information Technology Committee. Technical Services Manager Ghossain stated the District's existing standby power system at the Plant consists of six diesel standby engine-generators. Beecher Engineering completed

a study in April 2016 to evaluate the condition of the current standby generation system and recommend upgrades to the existing generator control systems. The study concluded the equipment had reached the end of its useful life, and recommended replacement of the six existing generators with three larger units. Brown and Caldwell provided predesign services for the Project, which included evaluation of 11 alternatives. District staff and Brown and Caldwell selected the alternative which includes three new 12-kV standby generators and a dual-feed switchgear at Substation 2. Technical Services Manager Ghossain stated there will be space reserved for an additional generator, electrical switch gear, and battery system if needed. Task Order No. 2 will be for final design services for the Project. General Manager Eldredge stated that the District has been working with an integrator to keep the current system functioning. The integrator recently accepted a position with another public agency, and a Mutual Aide Agreement will be considered that would allow the District to maintain a relationship with the integrator until the new system is functional. Staff recommended the Board authorize the General Manager to Execute Task Order No. 2 with Brown and Caldwell in the amount of \$1,975,808 for the Standby Power Generation System Upgrade Project.

It was moved by Vice President Lathi, seconded by Director Toy, to Authorize the General Manager to Execute Task Order No. 2 with Brown and Caldwell in the Amount of \$1,975,808 for Final Design Services for the Standby Power Generation System Upgrade Project. Motion carried with the following vote:

AYES: Handley, Kite, Lathi, Toy
NOES: None
ABSENT: Fernandez
ABSTAIN: None

REVIEW CENTENNIAL OPEN HOUSE PROPOSED INVITATION AND PROVIDE DIRECTION

Communications and Intergovernmental Relations Coordinator Powell stated staff have prepared a formal invitation to the District's Centennial Open House to be signed by the Board President and sent to elected and appointed officials. Executive Assistant to the General Manager/Board Clerk McEvoy stated staff will invite additional community organizations, stakeholders, consultants, vendors, and other individuals via email.

INFORMATION ITEMS:

Board Expenses for the 2nd Quarter of Fiscal Year 2018

This item was reviewed by the Budget & Finance Committee. Business Services Coach Brenner presented the Board of Directors Quarterly Travel and Training Expenditure Report for the 2nd quarter of Fiscal Year 2018.

Report on the East Bay Dischargers Authority (EBDA) Meeting of January 18, 2018

Director Toy provided an overview of the EBDA meeting minutes included in the Board meeting packet.

Check Register

All questions were answered to the Board's satisfaction.

COMMITTEE MEETING REPORTS:

The Engineering and Information Technology and Budget & Finance Committees met.

GENERAL MANAGER'S REPORT:

General Manager Eldredge reported the following:

- The EBDA Commission will consider a contract for the new EBDA General Manager at the regular meeting to be held February 15, 2018. General Manager Eldredge will invite the new EBDA General Manager to be introduced at a future Board meeting.
- City of Union City will be considering a resolution to declare a Fiscal Emergency at its City Council meeting of February 13, 2018.
- General Manager stated the demolition of the old Newark Treatment Plant had begun.

OTHER BUSINESS:

There was no other business.

ADJOURNMENT:

The meeting was adjourned at 7:47 p.m. to the next Board Meeting in the Boardroom on Monday, February 26, 2018, at 7:00 p.m.

SUBMITTED:

ATTEST:



REGINA McEVOY
BOARD CLERK



MANNY FERNANDEZ
SECRETARY

APPROVED:



PAT KITE
PRESIDENT

Adopted this 26th day of February 2018