

**REGULAR BOARD MINUTES**  
**FALL RIVER VALLEY COMMUNITY SERVICES DISTRICT**  
**REGULAR BOARD MEETING**  
**September 17, 2025**

**CALL TO ORDER:**

Chairman Hendrix called the Regular Board Meeting to Order at 6:00 pm

**ROLL CALL OF DIRECTORS:**

Director's present: Hendrix, Ontano, O'Connor, Harper and Hamilton

Director's absent :None

**VISITORS:** Todd Brown at 6:45

**PUBLIC COMMENT:** None

**COMMUNICATIONS:** None

**APPROVAL OF MINUTES:**

- A motion was made by Director Hamilton to approve the Regular Board Meeting minutes from 8/13/25 and Special Meeting Minutes from 8/27/2025. Director O'Connor seconded, and the motion passed unanimously with a vote of 5 ayes ( Hendrix, Ontano, O'Connor, Harper, Hamilton)

**APPROVAL OF INVOICES:**

- Director Ontano made a motion to approve and pay the invoices for the month. Director Hamilton seconded, and the motion passed unanimously with a vote of 5 ayes ( Hendrix, Ontano, O'Connor, Harper, Hamilton)

**Parks Report** (Copied from written report)

**Two Rivers Park**

- The hydroseeded native grass/wildflower mix is growing well.
- Operations installed the four interpretive signs.
- The pavilion has been rented for a wedding on September 20th.
  - We have created a simple contract with a \$200 deposit, with \$150 refundable
- Mark Thomas from Quick Silver is installing the electrical panel, outlet and lights at the pavilion.
- Park Grants:
  - The final Per Capita Grant request has been submitted.
    - Total Grant: \$177,952
  - The Green Infrastructure Grant has two requests remaining.
    - Total Grant: \$383,090
  - The Stewardship Enhancement Grant has been extended to September 2026.
    - Total Grant: \$550,000 (Approximately \$65,000 remaining)

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**Lions Park – Fall River Valley Community Park**

- Restroom Improvements are complete, and the restrooms have been staying clean, with the help of Gerald Stone.
- If anyone would like to volunteer to mow at the park, please contact Amber at the office.

**Treasurers Report (Copied from written report)**

- **Summary**
  - **We are 17% through the fiscal year**
  - Total revenue is over the budgeted amount for the year at 20%
  - Total Expenses are under budget at 15%
  
- **Revenue**
  - Operating revenue: \$94,107
    - \$3,400 under the budgeted amount for the month.
    - 20% for the year due to outside/container revenue and utility fees bringing in more revenue than budgeted.
  - Total Revenue: \$97,582
    - 20% for the year
  
- **Employee Expenses**
  - Total Employee expenses: \$37,768
  - Approximately \$1,000 under the budgeted amount
    - 16% for the year
  
- **Operating Expenses**
  - Total operating expenses: \$15,273
    - About \$1,200 under the budgeted amount.
      - Utilities were over budget again due to the electricity used by the intake
        - Our intake well that the golf course uses for irrigation was over half of the utility bill at \$2,200. That balances out in the revenue brought in by the outside water revenue.
      - 15% for the year
  
- **Total Expenses: \$53,041**
  - About \$1,500 under the budgeted amount
    - 15% for the year
  
- Net Income including Depreciation and Grant Activities is \$903,541. Without the grants and depreciation included it is \$82,151.

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**Operations Report** (Copied from written report)

- The remaining picnic tables at Two Rivers Park have been assembled and staged.
- The history and wildlife signs have been installed at Two Rivers Park.
- A leak located on a lateral service line on Highway 299 has been repaired.
- A leak located on the service side of a meter located on Grand Rapids Dr has also been repaired.
- The cross-connection control plan has been amended to fix errors and resubmitted to the state. No follow-up correction requests have been made to date.
- Joe and Bill spent time at the McArthur well #2 drill site with Cecil, engaging with experts, asking questions, and watching the process of drilling a well. These experiences are valuable for educational purposes moving forward.
- Joseph and Bill have spent a limited amount of time trying to clean and organize the shop area.
- Joe and Bill met with the county to discuss a plan moving forward as it relates to flooding issues at the top of River St. The culvert at the bottom of River St has been cleared for water flow for the time being. Please ask me if you would like further details about the plan.
- Cecil and Bill have been in daily communication regarding his pending retirement, with a focus on current projects and their status moving forward.
- The drought report is complete, fire hydrants have been flushed, and equipment has been run for the month.
- The monthly water loss is 19-gpm, for a total of 10% of our total water, representing a 2% increase from last month
- Bacterial samples for the month (Aug) were negative

**Manager Report –**

**General Comments:**

I did not prepare a report for you last month as I was in recovery from my 4<sup>th</sup> round of Covid. This report will include events from mid-July.

If you have not none so I would encourage you to take time to walk Two Rivers Park. Amber, along with help from your staff and contractors, has brought our community's decade-long vision to fruition. The wildflowers are in bloom. New trees and bushes are healthy. The views and sound of the river falling are good for the soul. Amber has husbanded this project for years from the monetary aspect to the public relations/human resource challenges. She deserves the best of THANKS YOUs.

This will be my last report as your GM. On Wednesday 1 October Bill Rodeski will be leading your team. My involvement with the CSD in what capacity and/or for what duration we will still need to formalize. As I have stated to you previously, I will make myself available to put closure on some on-going project that I want to complete and finalize not only for myself, but not to leave Bill items that I should be able to quickly close. Bill has been and will be tasked with many of the on-going major projects for the CSD, most of which are outlined below.

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**Administration:**

Staff from Singleton-Auman attended September 2-3, 2025, to perform our annual financial audit. Your staff were able to provide all requested documentation and satisfactorily answer all their questions such that an audit report meeting GAAP requirement except for two ongoing weaknesses which are due to our small size and limited staffing. These “weaknesses” are found in all small districts such as ours.

**Bridge Loans**

- The draft cashflow projection for the Wastewater Project shows a need for approx. \$3.2M - \$4.2M in financing to cover the 120 day gaps from contractor invoicing to anticipate reimbursement from SWRCB grant.
- These financing costs (fees and interest) are not reimbursable.
- I can continue to explore in a non-GM arrangement option to cover this expense and other construction funding opportunities should you desire so, and we can reach a mutually beneficial arrangement.

**Grants:**

1. **Test Well Project @ Curve Street: UEI AR 6376 – TA Grant – Sac State: Grant Engineer: Randy Marx – Technical Assistance (TA) Funded - \$890,365**
  - Although we will not be able to use these wells presently, they will be a potential major asset for the community in the future.
  - My meetings with the FRJUSD Superintendent for the CSD to purchase the well(s) site land with CSD funds have been concluded. In my opinion, a fair and reasonable dollar value has been agreed upon. This amount is within the dollar guidelines you gave me during our July closed session meeting regarding this subject. I want to be the one to finalize this purchase and not add it to Bill’s burden.
  - All expenses to perform a record of survey and required purchase /sale documents will be funded under this grant with Pace Engineering preparing same under their contract with UEI. Since Pace is under contract with UEI for the PGMHP project this work will be done under that contract with previously DFA approved transfer of funds from this project to the PGMHP project. This was a DFA administrative decision to speed up the process.
  - Next Project Zoom meeting on 23 September2025 to discuss project path forward/conclusion.
  
2. **“McArthur Well #2” – (Internal reference Name)**  
**“Fall River Valley Well Infrastructure Project” (Formal Grant Name): DWR (Department of Water Resources): Grant Manager: Tara George; Alena Misaghi – Tara’s Supervisor**  
**DWR Grant Funded: 1,694,080 (Amendment 2)**
  - This “new” Amended Project will be referred to internally as **McArthur Well #2.**
  - An emergency drilling negotiated contract was awarded to GeoServ (Arley) Enloe Drilling and Pump) based upon his reputation, our previous experience with him on the FRM Test Wells (UEI managed project), and a firm reasonable estimate. The well design was by Bonnie Lampley, Lawrence & Associates, to a depth of 375 feet who for this project is a sub-contractor to Pace Engineering.
  - Enloe had completed the well as designed August 28, 2025, which produced little to no water even after chemical treatment to clear blockages in rock fractures.

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- Following several communications with Bonnie Lampley, Change Order estimate from Enloe, and a blunt video Teams meeting conversation with Pace Engineering, a Change Order was issued to drill an 8 inch bore 100 ft deeper with air rotary drill rig. A large volume of water was found in red volcanic sand at 426 feet. Estimate at 800-1000 GPM. Unfortunately, a well redesigned with casing will be needed to successfully pump this water. All on-site work on well stopped. 12 September 2025 until a formalized path to proceed is finalized.
- On 15-16 September the well team, Paige Cibart & Garrett Hattenhauer (Civil Engineers), Pace Engineering; Bonnie Lampley (Hydro Geologist) (Pace Consultant), Lawrence & Associates; Arley Enloe (Owner), Driller – Enloe Well Drilling and Pumps; Bill Rodeski (New GM); Les Cufaude (Oil and Gas Driller – Local Volunteer at my Request) and I had numerous communications via phone, Email, and Zoom meetings to exchange ideas and develop ideas as to how to proceed. Paige Cibart with Pace is leading the effort to formalize these ideas with specifications, drawings, submittals, and processes needed along with firm estimates prior to issuing a Change Order for this next step to completion of the well.
- The separately designed pumphouse, pump and related infrastructures in and about this well was advertised for bid on Tuesday September 9<sup>th</sup>, 2025, with bids being open on October 14, 2025.
- Funding for this project expires at the end of March 2026 without a time extension which we cannot assume will be granted. We are on a critical path to completion.

**3. Wastewater System Expansion (McArthur) Project:**

**Cheng Vue – SWRCB – DFA – Project Manager; Jame Garcia – Cheng Vue Supervisor  
Design/Construction Funding to date: \$34,295,000.00 – Subject to increase after construction bids received.**

- Pace Engineering has begun assembling a Design Team. Nicole Harris will be the Project Manager with Paul Rueter as Principal-in-Charge. Keith Krantz will be leading the design team.
- PACE Engineers have been on-site contacting and performing preliminary site layouts on each home and business intermittently for several weeks.
- I have asked Nicole Harris to provide you with a Project Overview and Update as a review for some members and original information for some newer members of the Board.

**4. Water System Improvement Project: -**

**Project has now been moved to Small Community Drinking Water Unit  
New Project Manager: Francine Fua  
\$2,016,000 Planning and Design Grant**

- Jen Collins is leading this Project for Pace Engineering
- 60% of Design Plans have been submitted to the State per our grant requirement and are under review by your staff for comments/corrections.
- Keith Krantz continues working on piping replacement design elements.
- Paige Cibart is working on design for various elements.

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5. **McArthur Well – “Well No. 1 Improvements”:** DWR, Grant Manager, Meghan Burkhart (Marisol Reynoso and Craig Cross are filling in for Meghan) with AnnMarie Ore as her direct Supervisor.

**DWR Grant Funded: Design and Construction \$710,579**

- The pump replacement is scheduled for 1 November when our water needs are minimal, and we can take the existing pump out of service.
- All major equipment has been delivered to the contractor or subs.
- Paige Cibart with Pace is in the process of finalizing a “shutdown” schedule with the contractor that will have the least impact upon the CSD.

**Backup Generator Funding Program: RCAC Grant Lead Person: Mark Cubbon - \$446,406**  
**Funding for Design and Construction**

- The Generator was delivered and secured to its foundation 18 March 2025. No electrical connection work was done.
- No change since last month.

**Land Purchase from Maher under Option to Purchase**

- As part of the ongoing process an Easement Deed for ingress/egress across the southern boundary of CSD existing McArthur Well #1 property has been executed and recorded. This is part of the process to complete existing ingress/egress easement modifications with the US Department of Agriculture and Mr. Maher.
- **All USDA required documents and legal descriptions have been submitted to them and are under review by their legal staff.**
- These easements are within the Maher/USDA Conservation agreement and are planned to be completed by late 2025.

6. **Pine Grove Mobile Home Park: UEI AR 6644 – TA Grant – Sac State: Grant Engineer: Randy Marx – Planning Phase –\$376,947 Technical Assistance Funded**

**Fabian Ramos, DFA, State Revolving Fund, PGMHP Project Manager**

- To move this project from the completed planning/design phase managed by UEI to construction phase it was suggested by DFA an alternate funding path be utilized. This State Revolving Fund Program is named Expedited Drink Water Grant (EDWG) which is a more rapid method to receive funding as the PGMHP Project meets the program requirements.
- **A complete construction application for this \$3,745,347 funding (Engineer’s Estimate) has been completed** and is in DFA queue to be funded. This project could be funded in the 1<sup>st</sup> or 2<sup>nd</sup> Quarter 2026 at which time the project could offered for 100% finalization of plans and offer for contractor bidding.
- Portions of this project area are not within the CSD boundaries and are in the annexation process funded by the existing UEI planning grant. It is CSD policy not to normally provide services outside the CSD boundaries. This will bring these parcels into compliance.
- Next Project Zoom meeting is scheduled for tomorrow 18 September 2025

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**Projects:**

➤ **McArthur Well Pump House – Rehab – Funded by: \$53K+ ARPA (Covid Relief Grant) and CSD Funds**

❖ **Balance of rehab not completed noted below with estimated schedule.**

- As-Built building record drawing needs to be completed by Keystone Design (Gearld Stone). Estimated completion December 2025
- Installed new BARD HVAC unit on side of building.
  - Contract awarded – Air-O-Service. Estimated completion December 2025
- Install a new exhaust fan for propane engine manual operation.
  - Fan Unit delivered. Estimated completion December 2025
- McArthur Well IH Standby Engine Rehab
  - Complete engine cooling heat exchanger plumbing and reinstall new engine exhaust piping and muffler.
  - Completion estimated December 2025

**OLD BUSINESS:**

- Consider Pace Amendment #3 to Engineering Agreement Job #2268.05 – Wastewater Expansion Project
  - The board discussed this last month and approved of it
  - Director O’Connor made a motion to approve Pace Amendment #3 to the Engineering Agreement for Job #2268.05 (CSD job #3000). Director Harper seconded, and the motion passed unanimously with a vote of 5 ayes ( Hendrix, Ontano, O’Connor, Harper, Hamilton)

**NEW BUSINESS:**

- Resolution 2025-08 Annexation Application
  - This is part of the process of annexing the area for the Pine Grove Mobile Home Park Project.
  - Director Hamilton made a motion to approve Resolution 2025-08. Director O’Connor seconded, and the motion passed unanimously with a vote of 5 ayes ( Hendrix, Ontano, O’Connor, Harper, Hamilton)
- Resolution 2025-09 Injury, Illness and Prevention Program
  - This is an update to the very limited version the District had on record.
  - The District is required to have this program
  - Director O’Connor made a motion to approve Resolution 2025-09. Director Harper seconded, and the motion passed unanimously with a vote of 5 ayes ( Hendrix, Ontano, O’Connor, Harper, Hamilton)
- Consider a Special Meeting on 9/24/25 to Consider New Position for Cecil Ray
  - The board will convene a special meeting on 9/23/2025 to consider a new position for Cecil Ray.

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- Wastewater System Expansion Project Update
  - **This was moved to the beginning of the meeting**
    - . Nicole Harris and Cyanna Iniguez joined the meeting via a teams meeting to update the board on the Sewer Expansion Project.
    - . Points covered in presentation:
      - . Project Background
      - . Funding
      - . Proposed Project
      - . Project Cost
      - . Approximate Schedule
      - . Forthcoming Activities

**Regular Meeting Adjourned at 7:17**

**Closed Session**

- Employee Matters – GM Contract Negotiation
  - The board negotiated a new contract with Bill Rodeski. This will be compiled and submitted for approval at the closed session on 9/23/2025 at 6PM.

**Meeting Adjourned**

Submitted,



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Bill Rodeski  
General Manager



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Brett Hendrix  
Board President