

**WALLACE COMMUNITY SERVICES DISTRICT**

P.O. BOX 398  
Wallace, CA 95254

**MINUTES**

Regular Meeting of the Board of Directors

March 9, 2006

Meeting Place:

Mark Fusselman's Barn, 9500 Wallace Lake Drive, Wallace, Ca 95254

**1. ROLL CALL.**

President, Lowell Reiswig called the meeting to order at 7:00PM. Directors present were, Lowell Reiswig, Charles Cantoni, Mark Fusselman, Cathryn Jackson, and William Pugh. Also present were Facilities Manager Gary DeJesus and volunteer note taker Jackie Neill.

**2. APPROVAL OF MINUTES.**

The Minutes of February 9, 2006 Regular meeting were approved as corrected MSP (5-0). The Minutes of the February 23, 2006 Special meeting were approved as written MSP (5-0).

**3. MANAGERS REPORT.**

Gary DeJesus stated that DHS report was due in February and he had missed the deadline. Both Roark Weber and BSK are sending material he needs for the report. Gary is continuing to work on implementing the Pure Flow recommendations and he feels we will meet all the requirements of DHS. He reported on the two commercial sewer customers who need to install backflow devices. He has sent letters and if he gets no response he will send another letter to each customer giving them deadlines to complete the installation or the District will have the work done and the customers will be billed. Copies of the Annual water audit were handed out to the Board Members and Gary reported that the Flushing program had been submitted to DHS on time. Roark Weber has been asked to supply the Facilities Manager with a new set of as built drawings and the District will be billed for copying these drawings.

Gary reported on the informal capacity study he had been asked, by the Board, to do. His study of actual usage show that at 100% system use the sewer system could handle 151 additional EDU's. (The 151 is in addition to the units in use in December of 2005.) Gary said the wells should not operate more than 12 hours per day and that would allow for an additional 144 connections.

Reporting on the street light damage Gary said he will contact R&M Electric, who does work for the city of Galt to get an estimate for repairs. Director Jackson said PG&E was going to dissolve their maintenance contract and audience member Larry Howen said we are paying a monthly fee that should not be paid if the contract is canceled. Two lights are out and Gary requested the numbers in order to

have them repaired.

#### 4. COMMITTEE REPORTS.

**Gate and Road Committee.** Bill Pugh will E-mail residents on his E-mail contacts list advising them how to use the phone at the gate. He suggested tenting the call box to prevent interference from the light pole that is causing the night-time static problem. Gary DeJesus suggested R&M Electric be asked to look into the problem.

**Lake and Open Space Committee.** Mark Fusselman said that the notices asking for committee volunteers had gone out in the water bills, and he had received one call. Audience members, Larry Howen and Jim Johnston volunteered and were put on Mark's committee. Jim Johnston said that Kleinfelder had submitted the re-drawing that the Department of Dams had requested. "Then we have to go to cost in a month", Mr. Johnston said

#### 5. ACTIONS ITEMS.

**A. Posting of Signs for Wallace Lake Estates.** Director Bill Pugh has contacted a sign company and is waiting for a response. Gary DeJesus suggested a company WCSD has done business with in Stockton and audience member Jim Johnston said, "We should let Coffaro do it." It was the consensus of the Board that an outside professional should be hired to do it in a timely manner. Audience member Larry Howen asked if the contemplated notices would prohibit people from walking around the lake and Director Cantoni said, "The intent is not to prohibit walking around the lake and the signs should say exactly what we mean."

**B. Hiring an Administrative Assistant.** Public discussion about filling the position included question about who should take the minutes, how the 50 hours per month was decided, when and where the job opening had been posted, and whether the job required a local resident. The Board decided to table the Item and request that the applicant furnish a job application and a resume.

**C. Security Patrol.** Director Reiswig in an effort to address community concerns contacted Windwalker Security to make a presentation to the Board. After giving some history the Windwalker representative suggested several methods of patrolling and the costs involved as well as presenting a brochure outlining the exact costs.

#### 6. DISCUSSION ITEMS.

**A.. Status Report – RCAC Courses attended by Director Cantoni.** Mr. Cantoni reported that he enjoyed the classes and said they were valuable and provided templates and web resources for District use. Mr. Cantoni attended two 8 hour sessions that covered water system mapping, capacity, development,

technical, financial, and managerial. Mr. Cantoni said that the Budget Workshop showed that the WCSD water billing should be \$65 per month not \$30 if we are to cover all expenses in the short term. The course also stressed the need for an Emergency Response Plan. Mr. Cantoni also volunteered to teach the courses to the other Directors.

**B. Status Report – Remainder Parcel and Surface Water.** Mr. Cantoni reported CCWD approved the application for surface water. CCWD had called Mr. Cantoni to verify that he knew about the \$6 million price tag. Mr. Cantoni said that a MOU would need to be signed. He further stated, “We need to be thinking about a back-up requirement if the system were to fail.

Gary DeJesus stressed that any work done on behalf of John Reynen, to the water system, must be cleared by the Facilities Manager and the Board in advance. Gary said, “I would want to know ahead of time what they are doing.” Gary reported that # 2 wells sucks sand and well # 3 has twice the iron and manganese content as well #2.

Scotty Reiswig asked if the District was going to be obligated to annex Higgins Ranch if WCSD proceeds with the Surface Water Project. He added, “Maybe we do not want to annex to Higgins Ranch.” Mr. Cantoni said the MOU would be a commitment to fund the study, and that such issues would be subject to negotiations.

Gary DeJesus asked if it wouldn’t be cleaner to have the Developer contract with CCWD. Mr. Cantoni said no because the Developer can not get the surface water rights. CCWD has offered the opinion that WCSD would need to annex Higgins ranch if that is the source of surface water for WCSD. That task would have to be worked through LAFCO.

**C. Examination of Water and Sewer hook-up availability.** The Water and Wastewater System study by Sigfried Engineering showed 180 hook-ups available for Wastewater, the InSite report showed 196. The District currently has 191 units allocated and we have requests for additional hook-ups. Mr. DeJesus has also done a study based on past usage. There is clearly a need for clarification. There is a way we can add additional capacity, at least conceptually. John Barsotti said that the technology would cost \$30k to \$50k and would require permits from the State.

The District Water System was also examined by Mr. DeJesus. Audience member Jim Johnston recommended a workshop with Gary DeJesus, Roark Weber, and ENGEIO engineers be held. “RB Homes has signed a contract, with ENGEIO, to check the wells. John Barsotti should be at the workshop and maybe 2 or 3 more engineers to tell you how to maximize your system”, Johnston said. Director Reiswig said that he had talked to legal and the District was bound by what the engineers said. Johnston said, “My point exactly, but the engineers must get this new information. There is enough information for Roark Weber to make the

decision that you have enough (sewer capacity) to serve these people.”

Mr. Cantoni said “We have to assume that we are going to be as we are, without the expanded sewer plant” Audience member Larry Howen asked how Mr. Cantoni arrived at the 191 units allocated, since 40 units are borrowed and that is not the same as allocated. Mr Cantoni replied that he had included the 40 units as commitments in arriving at 191.

Director Pugh asked if there was a schedule for the new sewer plant and Jim Johnston replied, “It is coming together if we sit down and give Roark the information.”

Ahmad Al-Ruosan’s engineer Mr. Pederson said, “We need to get this process moving, our preliminary tentative map was submitted to the District on September 2, 2005.” Director Reiswig said we need the engineers to tell us whether we have the hook-ups and asked Director Cantoni to arrange the meeting Mr. Johnston suggested.

**7. CONSENT TO APPROVE BILLS.**

Director Jackson presented the bookkeeping report and bills totaling \$7376.71 Check # 3348-3363. Director Jackson pointed out to the Board that the amount of expense was only a few dollars more than the amount of income and said that was her goal when she volunteered for the director position. The Board approved the bills for payment MSP (5-0)

**8. PUBLIC COMMENT.**

An audience member applauded the effort to E-mail agendas to the residents. An audience member cautioned the Board to be very careful “what you agree to” “You have all of us at your mercy.”

**9. DIRECTORS COMMENTS.**

Director Cantoni directed audience member, Al Plessel’s, question about annexation of Mokeulomne Oaks to Cathryn Jackson. Ms Jackson said the annexation was complete and expressed regret that interested audience members had missed the announcement in the Newspaper. Ms Jackson said she shared the audience concern about the proposed annexation of Higgins Ranch. She said she is waiting for the sewer design and that at 350-375 EDU’s WCSD would be solvent. Ms Jackson said.

Director Pugh said, “People need to remember that the Board consists of 5 people and they may have a difference of opinion.

Director Fusselman said, “We are charged with making the right decision. If a person has a bad experience it does not always mean that all interaction will be bad.”

Director Reiswig said, "We want a good community, we are making heavy decisions, we are here to serve our community."

**10. CORRESPONDENCE.**

None

**11. ADJOURNMENT TO THE NEXT REGULAR MEETING APRIL 13, 2006**

The meeting was adjourned at 9:50 PM.

Respectfully submitted,

**FINAL MINUTES**

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Jackie Neill, Administrative Assistant

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Charles Cantoni, Interim President, WCSD

