



Cabazon Water District
14618 Broadway Street • P.O. Box 297
Cabazon, California 92230

FINANCE & AUDIT COMMITTEE MEETING

AGENDA

Meeting Location:

Cabazon Water District Office
14618 Broadway Street
Cabazon, California 92230

Teleconference:

Dial-in #: 978-990-5321
Access Code: 117188

Meeting Date:

Tuesday, July 20, 2021 – 5:00 PM

CALL TO ORDER,
PLEDGE OF ALLEGIANCE,
ROLL CALL
FINANCE & AUDIT COMMITTEE

1. Discussion: Finance & Audit Committee Report
 - Balance Sheet
 - Profit and Loss Budget Comparison
2. Finance & Audit Committee District Payables Review and Approval/Signing

PUBLIC COMMENT

Any person may address the Board of Directors at this time on any matter within the subject matter jurisdiction of the Cabazon Water District; however, any matter that requires action will be referred to staff for investigation and reported at a subsequent Board of Directors meeting. The Board of Directors is prohibited by law from discussing or taking immediate action on items during this public comment period. To comment on specific agenda items, please advise the Board secretary prior to the meeting. Each public comment will be limited to three (3) minutes. Individuals may not give their time away to another spokesperson. After two (2) minutes, the speaker will be notified that he/she has one (1) minute remaining. AB 1234 ORAL REPORTS (Gov. Code Sec. 53232.3(d))

ADJOURNMENT

ADA Compliance Issues

In compliance with the Americans with Disabilities Act & Government Code Section 54954.2, if special assistance is needed to participate in a Board meeting, please contact the Clerk of the Board at (951) 849-4442. Notification of at least 48 hours prior to meeting time will assist staff in assuring that reasonable arrangements can be made to provide accessibility at the meeting.



Cabazon Water District
14618 Broadway Street • P.O. Box 297
Cabazon, California 92230

REGULAR BOARD MEETING

AGENDA

Meeting Location:
Cabazon Water District Office
14618 Broadway Street
Cabazon, California 92230

Teleconference:
Dial-in #: 978-990-5321
Access Code: 117188
Email: info@cabazonwater.org

Meeting Date:
Tuesday, July 20, 2021 – 6:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

REMEMBRANCE OF OUR SERVICE MEN AND WOMEN

ROLL CALL

CONSENT CALENDAR

All matters in this category are considered to be consistent with the Board/District goals, District Policies and Regulations adopted and/or approved by the Board of Directors, and will be enacted in one motion. There will be no separate discussion of these items. If discussion is required, items may be removed from the consent calendar and will be considered separately.

1. **Approval of:**
 - a. Finance and Audit Committee Meeting Minutes and Warrants approved by the committee on June 15, 2021
 - b. Regular Board Meeting Minutes and Warrants of June 15, 2021
2. **Warrants – None**
3. **Awards of Contracts – None**

UPDATES

1. Update: San Gorgonio Pass Regional Water Alliance Update
(by Director Morris)
2. Update: Manager's Operations Report (by GM Louie)

CLOSED SESSION

1. Discussion/Action: General Manager Performance Evaluation

OPEN SESSION

1. Discussion/Action: Report Action Taken to the Public

OLD BUSINESS

1. Discussion/Action: Customer Concern – Paul Oshideri – Address his concerns with the Board.
[TAB 1] (by Mr. Oshideri)
2. Discussion/ Action: Draft Contract for drilling of test well – Charles Ripps
[TAB 2] (by GM Louie)

NEW BUSINESS

1. Discussion/ Action: Approval for Director Lynk's previous badge to be embedded in lucite and
[TAB 3] released to Director Lynk. (by the GM Louie, Vice Chair Wargo, and the Board)

History of the Cabazon Water District's issuance of badges.
The vendor is Dekker Design Plastic – Crystal-Like Products – Chatsworth, California.

2. Discussion/Action: Determine a date and time for Special Meeting regarding Annual Standby
[TAB 4] Charges (by Board Secretary Aguilar, chairman Lynk, & the Board of Directors)

August 2; August 3; or August 4.

PUBLIC COMMENTS

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GENERAL MANAGER/BOARD COMMENTS

1. Future Agenda Items

The Board Chair or the majority of the Board may direct staff to investigate and report back to an individual(s) and the Board on matters suggested or direct the General Manager/Board Secretary to place the matter on a future Board meeting.

- Suggested agenda items from the Public.
- Suggested agenda items from Management.
- Suggested agenda items from Board Members.

2. Management Comments

Staff members may speak on items of information not requiring comment or discussion to the Board and public. Topics which may be included on a future meeting agenda may be presented but cannot be discussed. (3 minutes)

3. Board Member Comments

Board members may speak on items of information not requiring comment or discussion to the Board and public. (3 minutes)

MISCELLANEOUS

1. Future Board Items/Next Board Meeting Date(s)

- a. Finance & Audit Workshop – Tuesday – August 17, 2021, 5:00 pm
- b. Regular Board Meeting – Tuesday – August 17, 2021, 6:00 pm
- c. Personnel Committee – None
- d. San Geronio Pass Regional Water Alliance – Meeting – Wednesday, July 28, 2021, 5:00 pm

ADJOURNMENT

ADA Compliance Issues

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Cabazon Water District
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FINANCE & AUDIT COMMITTEE MEETING

MINUTES

Meeting Location:
Cabazon Water District Office
14618 Broadway Street
Cabazon, California 92230

Teleconference:
Dial-in #: 978-990-5321
Access Code: 117188

Meeting Date:
Tuesday, June 15, 2021 – 5:00 PM

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL

Director Wargo - Present
Director Sanderson - Present

Calvin Louie, General Manager - Present
Evelyn Aguilar, Board Secretary - Present

***Note: This meeting was recorded by the District**

FINANCE & AUDIT COMMITTEE

1. Discussion: Finance & Audit Committee Report
 - Balance Sheet
 - Profit and Loss Budget Comparison
2. Finance & Audit Committee District Payables Review and Approval/Signing

Main Reports:

- Balance Sheet – depicts what the District owns and what the District owes.

- Profit & Loss – shows monthly revenue and expenses.
- Profit & Loss Budget Performance – shows how the District is performing against the budget, and the condition of the District fiscal year to date.

Balance Sheet:

The District's combined Cash with Chase and LAIF balance was \$1,044,062 at month end. The District's total liabilities were approximately \$1,000,337 at month end.

- Director Wargo asked the Board Secretary if the sum of these numbers can be included on the Balance sheet, since it currently shows each of the three accounts separately (Cash, Chase, and LAIF). The Board Secretary said she would ask the District's Accountants about displaying the sum on the Balance sheet.

Profit and Loss: - Year to date is 92% of the year

3. **Base Rate:** This is the flat, fixed monthly charge to all residents for water service. YTD is trending below budget at 80% due to new rate structure.
4. **Commodity Sales:** This is variable income from water consumption charges. YTD (Year to Date) is over budget due to increased consumption and new rate structure.
9. **New Account Fees:** This account represents the fees to set up a new utility account. These fees are currently at \$20 for residential accounts and \$65 for construction accounts. These fees are hard to predict and can trend under or over budget.
19. **Interest Income:** This account includes interest earnings in the District's LAIF and other investment accounts. YTD can trend over/under budget due to timing of interest receipts. YTD is under budget due to declining interest rates not anticipated in the budget.
34. **Employee Health Care:** This account includes health insurance payments for District employees. YTD is trending below budget at 74%.
47. **Engineering Services:** This account includes the engineering costs for District activities. YTD trending over budget due to an unexpected amount of new development and the tank recoating project.
51. **Electricity:** This account includes the electric costs for the Broadway office. YTD is trending below budget at 71%.
61. **Postage:** This account includes the postage expenses for District activities. YTD is trending above budget due to timing of postage purchases.
74. **Legal Services:** This account includes the costs of legal services for the District. YTD is below budget due to lower than anticipated usage.
79. **Training/Travel:** This account includes staff/board training expenses and any related travel costs. YTD is trending below budget at 80%.
83. **Vehicle Fuel:** This account includes fuel costs for District vehicles. YTD is at 54% due to less fuel purchases than planned and lower fuel prices than anticipated.
87. **Equipment Rental:** This account includes equipment rental expenses incurred by the district. YTD is over budget due to traffic control equipment rentals related to a water line emergency repair in July.
93. **DWR Interest Expense:** This account includes the interest expense on the DWR loan. YTD is over budget due to timing of interest payments.
94. **DHPO Interest Expense:** This account includes the interest expense on the DHPO loan. YTD is at 100% due to bi-annual timing of interest payments.
98. **Total Expenses:** Summarizes total District expenses.
104. **Well & Tank Repairs:** Budget in this account includes Well and Tank #1 rehabilitation. YTD is over budget due to higher than anticipated rehabilitation costs.

As of May 31st, the fiscal year-to-date net loss is (\$197,217).

PUBLIC COMMENT

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ADJOURNMENT

Motion to adjourn at 17:15 Hr. made by Director Wargo and 2nd by Director Sanderson.

Director Wargo - Aye
Director Sanderson - Aye

Meeting adjourned at 17:15 Hr. on Tuesday, June 15, 2021

Robert Lynk, Board Chair
Board of Directors
Cabazon Water District

Evelyn Aguilar, Secretary
Board of Directors
Cabazon Water District

ADA Compliance Issues

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REGULAR BOARD MEETING

MINUTES

Meeting Location:
14618 Broadway St.
Cabazon, CA 92230

Teleconference:
Dial-in #: 978-990-5321
Access Code: 117188
Email: info@cabazonwater.org

Meeting Date:
Tuesday, June 15, 2021 – 6:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

REMEMBRANCE OF OUR SERVICE MEN AND WOMEN

ROLL CALL

Director Martin Sanderson - Present
Director Diana Morris - Present
Director Sarah Wargo - Present
Director Terry Tincher - Absent
Director Robert Lynk - Present

Calvin Louie, General Manager - Present
Evelyn Aguilar, Board Secretary - Present
Scott Nelson, Financial Consultant - Present

Note: This meeting was recorded by the District

CONSENT CALENDAR

All matters in this category are considered to be consistent with the Board/District goals, District Policies and Regulations adopted and/or approved by the Board of Directors, and will be enacted in one motion. There will be no

separate discussion of these items. If discussion is required, items may be removed from the consent calendar and will be considered separately.

1. **Approval of:**
 - a. Finance and Audit Committee Meeting Minutes approved by the committee on May 18, 2021
 - b. Regular Board Meeting Minutes of May 18, 2021
- The Minutes that were originally posted to the website in the Board Packet had "Agenda" instead of "Minutes" in the header. It also had the incorrect adjournment date. These errors have since been corrected.

Motion to approve following consent calendar items (a.) Finance and Audit Committee Meeting Minutes of May 18, 2021, and (b.) Regular Board Meeting Minutes of May 18, 2021, with the corrections made as mentioned above, made by Director Sanderson and 2nd by Director Wargo.

Director Sanderson - Aye
Director Morris - Aye
Director Wargo - Aye
Director Tincher - Absent
Director Lynk - Aye

2. Warrants – None
3. Awards of Contracts – None

UPDATES

1. **Update:** San Gorgonio Pass Regional Water Alliance Update
(Director Morris)
- There were no new updates.

Public Comments:

- A customer, Paul Oshideri, was present with concerns about his properties. The Board agreed to listen to the Public comments at the beginning of the meeting, instead of the end, so that Mr. Oshideri would not have to wait for the entire meeting before presenting his concerns.
- Director Lynk reminded Mr. Oshideri that while the Board can listen to his concerns, nothing can be done at this meeting, but it can be added to next month's agenda, and a decision could be made then.
- Paul Oshideri stated he has several properties that he rents out. He pointed out that if a tenant's bill remains unpaid for a certain amount of time, their water is supposed to be shut off. However, due to COVID regulations, CWD is unable to shut off the water. CWD's rules state that if a tenant doesn't pay their bill, the financial responsibility falls under the owner. Mr. Oshideri is now stuck with close to \$10,000 of unpaid water bills incurred from his tenants. He attempted to get financial help from State and Federal funding, but was unable to. He requested that the Board forgive his bills, since it would be easier for a Water District to obtain funding from the government than a property owner.

NEW BUSINESS

1. **Discussion/Action:** Review and adoption of Fiscal Year 21/22 Budget
(by Scott Nelson)

- This item was discussed prior to the manager's report, so that Scott Nelson, the District's financial consultant, would not need to wait around for the rest of the meeting.
- The changes discussed in the May 18 Regular Board Meeting were made: The addition being the recoating of the roof of Tank #2, and the removals of the purchase of a District Vehicle and the detachment of the area that is land-locked by the Tribe.
- GM Louie brought up that the District is the process of negotiating a new Memorandum of Understanding (MOU) with the Union. He pointed out that there may be some changes to the Payroll section of the Budget, if the new MOU has raised pay rates.
- Mr. Nelson said that a Budget would need to be adopted before July 1, but there can be an Amendment to the budget once the MOU is complete.

Motion to adopt the Proposed Budget for Fiscal Year 2021/2022, with the contingency to amend the Budget after the Union's MOU is completed, made by Director Wargo and 2nd by Director Sanderson.

Director Sanderson - Aye
 Director Morris - Aye
 Director Wargo - Aye
 Director Tincher - Absent
 Director Lynk - Aye

UPDATES

2. Update: Manager's Operations Report (by GM Louie)

- COVID-19 updates: The lobby will be opening June 16, 2021.
- Well #1 update: The Well tested positive for coliform. It will be flushed and chlorinated over the weekend, and tested again.
 There were damages discovered on the pump shaft, as discussed in last month's meeting. Legend repaired the shaft, with their concerns being the cost of the crane required to lift the pump. It was mutually decided to move forward with the repairs, and discuss who would pay for it at another time.
- Tank #2: Director Lynk and CWD staff went to Tank #2 to observe the damages on the roof. He stated that it needs to be repaired. GM Louie also pointed out that there are damages on the exterior of Tank #4, but those repairs can wait until the following Fiscal Year.
- Tesla battery powerpack update: Tesla found a location for the battery, but Legend states it is too close to the pump house, that if repairs were required on the Well, a normal crane would be unable to fit there. Tesla said they found a new location, but there would be a charge to the District to place it there. GM Louie said he would research if it would be more affordable to relocate the battery, or to rent a special crane that would be able to reach the pump, if repairs are eventually needed.
- Leaks: There was a leak on Broadway that has been repaired. There is another leak on the way to Well #1 that will soon be repaired.
- Asplundh reimbursement: In January, an employee of Asplundh Construction hit a fire hydrant. The District is awaiting the check for the reimbursement of the costs.
- 50100 Main St. Yard: GM Louie is awaiting word from the District's engineering firm, who said they might know who to contact for the necessary permits for the District's new Material and Equipment Yard.
- Field Crew Worker Recruitment: The District used ZipRecruiter to find candidates for the open position of a FCW I, but did not get a very good response.
- Charles Ripps sent a drafted Agreement to have a test Well drilled on his property. It will be discussed at next month's meeting.

PUBLIC COMMENTS

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GENERAL MANAGER/BOARD COMMENTS

1. Future Agenda Items

The Board Chair or the majority of the Board may direct staff to investigate and report back to an individual(s) and the Board on matters suggested or direct the General Manager/Board Secretary to place the matter on a future Board meeting.

- Suggested agenda items from the Public.
- Paul Oshideri's concerns will be discussed at next month's regular Board meeting on July 20, 2021.
 - Suggested agenda items from Management.
 - Suggested agenda items from Board Members.

2. Management Comments

Staff members may speak on items of information not requiring comment or discussion to the Board and public. Topics which may be included on a future meeting agenda may be presented but cannot be discussed. (3 minutes)

- The Board Secretary stated that she spoke to the workers at the Post Office and the Library and obtained permission to replace the window on the Post Office bulletin board

3. Board Member Comments

Board members may speak on items of information not requiring comment or discussion to the Board and public. (3 minutes)

- Director Sanderson mentioned that Jensen Dam would be a better name for Jensen Canyon.

MISCELLANEOUS

1. Future Board Items/Next Board Meeting Date(s)

- a. Finance & Audit Workshop – Tuesday – July 20, 2021, 5:00 pm

- b. Regular Board Meeting – Tuesday – July 20, 2021, 6:00 pm
- c. Personnel Committee – None
- d. San Gorgonio Pass Regional Water Alliance – Meeting – Wednesday – June 23, 2021 – 5:00 pm

ADJOURNMENT

Motion to adjourn at 18:45 hr. made by Director Wargo and 2nd by Director Sanderson.

Director Sanderson - Aye
Director Morris - Aye
Director Wargo - Aye
Director Tincher - Absent
Director Lynk - Aye

Meeting adjourned at 18:45 hr. on Tuesday, June 15, 2021

Robert Lynk, Board Chair
Board of Directors
Cabazon Water District

Evelyn Aguilar, Secretary
Board of Directors
Cabazon Water District

ADA Compliance Issues

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Cabazon Water District
Balance Sheet
June 30, 2021

		June 30, 21		
1	ASSETS			
2	Current Assets			
3	Checking/Savings			
4	General Bank Account-Chase	\$ 115,076		
5	Payroll Bank Account-Chase	35,622		
6	Trust Account-Chase (Cust. Deposits)	11,202	162,000	Chase
7	Local Petty Cash	100	825,952	LAIF
8	Total Checking/Savings	162,000	\$ 987,952	Cash & LAIF
9	Accounts Receivable	252,088		
10	LAIF	825,952		
11	Bank of NY Trustee Accounts	60,926		
12	Prepaid Expenses	28,452		
13	Inventory	94,015		
14	Total Current Assets	1,424,996		
15	Fixed Assets			
16	Total Fixed Assets	13,130,969		
17	Accumulated Depreciation	(5,993,048)		
18	Net Fixed Assets	7,137,921		
19	TOTAL ASSETS	\$ 8,562,917		
20	LIABILITIES & EQUITY			
21	Liabilities			
22	Current Liabilities			
23	Accounts Payable	\$ 70,825		
24	Other Current Liabilities			
25	Misc. Short Term Liability	10,000		
26	Customer Deposits - Co 1	6,800		
27	Customer Deposits - Co 2	5,536		
28	Total Customer Deposits	12,336		
29	Accrued Vacation Pay	9,437		
30	DWR-HS Payable - Current	40,763		
31	Current Portion Zion's Bank Loan	82,872		
32	Accrued Payroll	11,311		
33	Accrued Payroll Taxes	838		
34	Accrued Interest	3,647		
35	Accrued Expenses	3,000		
36	Total Current Liabilities	245,183		
37	Long Term Liabilities			
38	DWR-H Loan Payable (2026)	238,187		
39	Zion's Bank Long Term (2023)	172,026		
40	RCEDA Loan Payable	300,000		
41	Total Long Term Liabilities	710,213		
42	Total Liabilities	955,396		
43	Total Equity	7,607,521		
44	TOTAL LIABILITIES & EQUITY	\$ 8,562,917		

*No assurance provided on these financial statements. These financial statements do not include a statement of cash flows. Substantially all disclosures required by accounting principles generally accepted in the United States not included.

Cabazon Water District
Profit & Loss
July 1, 2020 - June 30, 2021

	Jun-21	Current YTD	FY 20/21 Budget	YTD (100%)
1 REVENUES				
2 OPERATING INCOME				
3 Base Rate - Water Bills	\$ 43,557	\$ 793,463	\$ 939,800	84%
4 Commodity Sales	87,925	564,215	329,700	171%
5 DHPO Contract	20,032	177,969	168,000	106%
6 Fire Sales - Water Bills	261	4,757	5,900	81%
7 Fire Flow Income	570	3,420	-	0%
8 Penalty Fees - Water Bills	178	7,430	31,000	24%
9 New Account Fees - Water Bills	80	2,060	1,600	129%
10 Incident Fees	-	8,932	-	0%
11 Returned Check Fees	30	240	500	48%
12 Basic Facilities Fee	-	58,764	-	0%
13 Stand By Fees - Tax Revenue	-	109,182	113,600	96%
14 TOTAL OPERATING INCOME	152,633	1,730,432	1,590,100	109%
15 NON-OPERATING INCOME				
16 Property Taxes	35,218	81,127	60,900	133%
17 Cell Tower Lease Income	2,129	25,547	25,600	100%
18 Miscellaneous Non-Operating Income	-	2,247	7,300	31%
19 Interest Income	-	3,832	19,600	20%
20 TOTAL NON-OPERATING INCOME	37,347	112,753	113,400	99%
21 TOTAL REVENUES	189,980	1,843,186	1,703,500	108%
22 EXPENSES				
23 PAYROLL & BENEFITS				
24 Directors Fees	900	10,100	15,000	67%
25 Management & Customer Service				
26 Customer Accounts	4,196	54,718	54,800	100%
27 Business Admin Manager	-	58,505	77,700	75%
28 Office Assistant	2,735	17,889	7,800	229%
29 General Manager	6,862	89,210	89,200	100%
30 Total Management & Customer Service	13,794	221,499	229,500	97%
31 Field Workers	8,984	123,322	123,000	100%
32 Employee Benefits Expense				
33 Workers Compensation	1,014	6,488	6,200	105%
34 Employee Health Care	4,390	74,495	94,800	79%
35 Pension	4,242	63,946	77,400	83%
36 Total Employee Benefits Expense	9,646	144,929	178,400	81%
37 Payroll Taxes	1,777	28,850	33,200	87%
38 TOTAL PAYROLL & BENEFITS	35,100	528,699	579,100	91%

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Cabazon Water District
Profit & Loss
July 1, 2020 - June 30, 2021

	Jun-21	Current YTD	FY 20/21 Budget	YTD (100%)
39 OPERATIONAL EXPENSES				
40 Facilities, Wells, T&D				
41 Lab Fees	170	3,902	8,900	44%
42 Meters	-	1,080	4,800	23%
43 Utilities - Wells	24,905	110,914	96,600	115%
44 Line R&M Materials	9,126	48,229	72,500	67%
45 Well Maintenance	1,201	21,478	37,800	57%
46 Security	192	22,720	24,800	92%
47 Engineering Services	27,013	166,390	56,300	296%
48 Facilities, Wells, T&D - Other	889	10,278	12,200	84%
49 Total Facilities, Wells, T&D	63,495	384,993	313,900	123%
50 Utilities - Office				
51 Electricity	2,310	13,600	15,800	86%
52 Gas	20	706	1,100	64%
53 Telephone	881	10,308	10,200	101%
54 Trash Pickup & Office Cleaning	374	4,888	4,600	106%
55 Total Utilities - Office	3,585	29,502	31,700	93%
56 Office Expenses				
57 Water Billing System	196	2,164	2,100	103%
58 Supplies & Equipment	1,467	9,876	10,100	98%
59 Copier Lease & Printing Supplies	350	4,460	5,000	89%
60 Dues & Subscriptions	207	733	1,300	56%
61 Postage	184	8,762	8,100	108%
62 Printing & Publications	-	324	6,300	5%
63 Computer Services	2,874	35,054	36,800	95%
64 Office Radio	-	210	-	0%
65 Office Storage	500	6,000	6,200	97%
66 Air Conditioning Servicing	431	5,055	5,100	99%
67 CA Water Systems Alliance	-	1,208	2,500	48%
68 Office Expenses - Other	65	537	2,100	26%
69 Total Office Expenses	6,274	74,383	85,600	87%
70 Support Services				
71 Temporary Labor	-	14,748	12,600	117%
72 Financial Audit	-	10,498	23,000	46%
73 Accounting	3,000	36,045	35,000	103%
74 Legal Services	5,710	46,031	71,000	65%
75 Bank/Payroll Service	357	5,166	5,200	99%
76 Website Support	-	150	900	17%
77 General Liability Insurance	2,396	25,860	26,100	99%
78 Total Support Services	11,462	138,498	173,800	80%

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Cabazon Water District
Profit & Loss
July 1, 2020 - June 30, 2021

	Jun-21	Current YTD	FY 20/21 Budget	YTD (100%)
79 Training/Travel	587	4,187	4,500	93%
80 Other Fees/SWRCB	-	7,324	8,900	82%
81 Service Tools & Equipment				
82 Shop Supplies and Small Tools	161	8,192	9,300	88%
83 Vehicle Fuel	2,432	11,217	16,300	69%
84 Employee Uniforms	400	400	1,800	22%
85 Safety	-	1,644	500	329%
86 Tractor Expenses	-	1,805	3,700	49%
87 Equipment Rental	1,945	6,511	2,000	326%
88 Service Trucks - R&M	9	7,477	14,500	52%
89 Water Ops Phone & Internet	301	3,258	4,800	68%
90 Total Service Tools & Equipment	5,248	40,504	52,900	77%
91 NON-OPERATING EXPENSES				
92 Grant & Loan Processing Fee	-	1,325	1,400	95%
93 DWR Interest Expense	-	8,243	7,900	104%
94 DHPO Interest Expense	-	5,819	5,800	100%
95 Bad Debt Expense	-	-	1,200	0%
96 Miscellaneous	179	2,362	1,100	215%
97 TOTAL NON-OPERATING EXPENSES	179	17,748	17,400	102%
98 TOTAL EXPENSES	125,931	1,225,839	1,267,800	97%
99 TOTAL INCOME BEFORE CAPITAL & GSA	64,049	617,347	435,700	142%
100 DHPO Capacity Credit	(1,750)	(21,000)	(21,000)	100%
101 CAPITAL PROJECTS				
102 Main Street Improvements (Icehouse Imp.)	-	(11,143)	(20,000)	56%
103 Meter Replacements & Other Capital	-	(20,399)	(35,000)	58%
104 Well & Tank Repairs	(1,160)	(571,209)	(465,000)	123%
105 TOTAL CAPITAL PROJECTS	(1,160)	(602,751)	(520,000)	116%
106 DEBT - PRINCIPAL				
107 Debt Service Principal - DWR	-	(40,448)	(40,800)	99%
108 Debt Service Principal - DHPO (Zion)	-	(82,872)	(82,900)	100%
109 TOTAL DEBT - PRINCIPAL	-	(123,320)	(123,700)	100%
110 SGMA / GSA	-	(6,699)	(35,000)	19%
111 NET INCOME / (LOSS)	\$ 61,139	\$ (136,424)	\$ (264,000)	52%

*No assurance provided on these financial statements. These financial statements do not include a statement of cash flows. Substantially all disclosures required by accounting principles generally accepted in the United States not included.



Manager's Report – Regular Board Meeting – 07/20/2021 rev 07/15/2021

Manager's Report

UPDATES

1. Update: **Manager's Operations Report (by GM Louie)**
 - a. **Edison – Public Safety Power Shut-off**
 - **The County of Riverside, Emergency Management Department (EMD), in coordination with Southern California Edison (SCE), has not issued any *Flash Reports* for a **Public Safety Power Shutoff (PSPS)**, which predicts the potential to *de-energize* selected Cabazon circuits.**
 - **On 07/09/2021 EMD & SCE issued an **Agricultural Pumping Interruptible (API)** Event between 1750 hr. to 2054 hr. (5:50 PM to 8:54 PM) via email.**
 - There were no interruptions of activity during this period of time.
 - The **API** time frame did not adversely affect the District's water production and flushing of Production Well #1.
 - **EMD & SCE has issued a *Flex Alert* on 07/10/2021 at 1038 hr. (10:38 AM) via email from the **California Independent System Operator (CAISO)**.**
 - The **CAISO** is declaring **CAISO** grid **RESTRICTED MAINTENANCE OPERATION** from 07/10/21 0600 until 2200 hours (6:00 AM to 10:00 PM).
 - This requires generators and transmission operators to postpone any planned outages for routine equipment maintenance, ensuring all grid assets are available for use.
 - The State Operations Center is activated to a Level I.
 - This is Governor Newsom's order allowing the emergency use of auxiliary power generators to relieve pressure on California's electric grid. This follows his emergency proclamation Friday, 07/09/21, which suspends certain permitting requirements to enable to use of backup power generation in response to the ongoing heatwave here in California.

- On 07/10/2021 at 2005 hr. (8:05 pm), The General Manager (GM) received a **Power Outage Alert** from SCE. The affected location was at 50256 Main St., Cabazon. This is the District's Main Street heavy equipment & materials storage yard.
- SCE stated *an outage has occurred in the area, temporarily turning off your power*. Below is a partial example of the actual email the GM receives from SCE.

Power Outage Alert

Dear LOUIE,CALVIN,

An outage has occurred in the area, temporarily turning off your power.

Outage Information

Outage # 000800031510	
Estimated Start:	07/10/2021 at 07:19 PM
Estimated End:	07/10/2021 at 08:30 PM
Cause:	analyzing problem
Location:	50256 MAIN ST CABAZON, CA, 92230
Service Account:	XXXXX81080
Meter Number:	222011-836468

Things You Should Know

If more information becomes available about this outage, we'll send you and update.

b. **Corona Virus** – The District will continue to execute the following actions in regards to COVID-19.

- **EOC (Emergency Operations Center)** in coordination with Riverside County Public Health and the District's Management has the following updated COVID-19 information.
- Management continues to take the following preventive and protective measures:

We encourage Board and this Community's Water Team members to reassure any concerned residents and water customers that may have concerns regarding the safety of tap water. The transmission of COVID-19 through tap water is 99.9%

untrue. The measured dose of sodium hypochlorite (chlorine) kills most bacteria and viruses.

- ✓ The lobby is now **OPEN** to the public with directions from the State and County Health officials.
- ✓ Management will continue to protect the health of District employees.
- ✓ Face masks are **optional**.
- ✓ A barrier is at the transaction window.
- ✓ Customer Accounts Department will continue to handle checks, money orders, and cash wearing nitrile gloves provided by the District.
- ✓ The current confirmed **COVID-19** cases in the Community of Cabazon is **328, Deaths – 7, and Recovered – 321** as of **07/07/2021** according to the **Riverside County Public Health** website: <https://www.rivcoph.org/coronavirus>
- ✓ This Community's water district will continue to work with water customers that are experiencing hardships in paying their water bills. *There will be an item on a future agenda on resuming penalties & interests.*

GUIDANCE FOR INDIVIDUALS

Masks are **not required for fully vaccinated individuals**, except in the following settings where masks are required for everyone, regardless of vaccination status:

- On **public transit**[1]
- **Indoors** in **K-12 schools**[2], **childcare**[3] and other youth settings.

Note: This may change as updated K-12 schools guidance is forthcoming, pending updates for K-12 operational guidance from the CDC.

- **Healthcare settings**[4] (including long term care facilities[5])
- State and local **correctional facilities and detention centers**[6]
- **Homeless shelters**[7], **emergency shelters**[8] and **cooling centers**[9]

Additionally, masks are **required** for unvaccinated individuals** in indoor public settings and businesses (examples: retail, restaurants, theaters, family entertainment centers, meetings, state and local government offices serving the public).

****Guidance for Businesses, Venue Operators or Hosts**

In settings where masks are required only for **unvaccinated** individuals, businesses, venue operators or hosts may choose to:

- Provide information to all patrons, guests and attendees regarding vaccination requirements and allow vaccinated individuals to self-attest that they are in compliance prior to entry.
- Implement vaccine verification to determine whether individuals are required to wear a mask.
- Require all patrons to wear masks.

No person can be prevented from wearing a mask as a condition of participation in an activity or entry into a business.

Exemptions to masks requirements

The following **individuals** are exempt from wearing masks at all times:

- Persons younger than two years old. Very young children must not wear a mask because of the risk of suffocation.
 - Persons with a medical condition, mental health condition, or disability that prevents wearing a mask. This includes persons with a medical condition for whom wearing a mask could obstruct breathing or who are unconscious, incapacitated, or otherwise unable to remove a mask without assistance.
 - Persons who are hearing impaired, or communicating with a person who is hearing impaired, where the ability to see the mouth is essential for communication.
 - Persons for whom wearing a mask would create a risk to the person related to their work, as determined by local, state, or federal regulators or workplace safety guidelines.
- c. **On Tuesday, 06/29/2021 Aguilar and Louie met with Chuck Krieger, Steve Anderson, Travis Romeyn, and Russ Romeyn for a joint in-person meeting at K&S headquarters located in downtown Riverside.**

The following topics were discussed:

1. Main Street & Pecan Ave. (Main/Pecan) heavy equipment, parts, and materials yard.

Russ Romeyn is assigned to mitigate SCE request for a representative from the County Building & Safety or Planning to conduct an inspection or assessment prior to powering up the pedestal already installed by Tess Electrical. (Mike Beebe)

Louie provided the contact information of Mike Beebe of Tess Electrical and Sandy Gabriel from SCE to R. Romeyn.

2. Location for test well drilling to determine a new production well.

Krieger and T. Romeyn advised that the United States Geological Survey (USGS) had made recommendations that the ideal location for an additional production well would be north of Main Street, between just west of Apache Trails/Morongo Trails & Deep Creek Rd. (Robertson & Dinosaurs), and just slight a quarter mile north of Seminole Drive.



The Main/Pecan property was discussed for a potential location for drilling the test well. If successful, here are some of the benefits:

- a) The property is already owned by the Cabazon Water District (the "District").
- b) There are already water transmission pipelines installed nearby. Louie offered the lines were between 8" to 12" diameter water pipes.

Projected challenges that requires follow-up investigations assigned to Travis Romeyn:

- a) Determine the minimum amount of distance the production well must be away from fowls, canine, equine, bovines, swine, and humans.
- b) The septic historical facts and determine the timeline.
- c) Louie offered that there are occupied domiciles on the west and north side of the Main/Pecan location.
- d) Louie briefed everyone attending the meeting that the original purpose for the purchase of the Main/Pecan lot was for heavy equipment, raw material, parts, and work shop. Louie did make mention that a large sodium hypochlorite storage tank is also earmarked to be kept at the location. The electric power is for the bulk storage tank pumps, security lights, and workshop. The District is currently paying the County of Riverside \$500 per month for renting the old Main Street yard.

It was a trade between the District and County of Riverside for the current administration facility on Broadway Street (Cabazon Civic Center).

4. Tesla

- a) R. Romeyn (K&S) participated in the Tesla Microsoft Team meeting organized by Dillion Albanese (Tesla), along with Keith Collier (Legend), Dave Wolny (CWD), Clay Morgan (CWD), Evelyn Aguilar (CWD) and Calvin Louie (CWD) on *07/01/2021 at 1000 hr.*
- b) The significant topic discussed was the location of the Tesla Backup batteries and its components. Mr. Collier had indicated he would need clearance completely around the well pump housing in the event a crane would be required to lift the electric pump motor and shaft.
- c) The purpose of this topic was to discuss and arrive at a mutually agreed location for these batteries and components.
- d) Since then, Keith Collier of Legend Pumps & Wells stated in writing the original suggested configuration from Tesla was acceptable.
- e) Management is considering to have the current diesel engine generator removed should sufficient space become an issue with the following considerations for the Board.
 - i. The diesel engine generator has been there since the current GM has been with the District of seventeen (17) years and has not actually been used during a power outage or the recent PSPS events.
 - ii. It has actually been a financial burden to the District with the fees charged by the State's EPA and quarterly maintenance. This equates to an annual cost to the District of **\$2,654.27**.
 - iii. Times when the District actually used the diesel engine generator was when there was an unannounced SCE power outage and the generator would remotely start up. If these unannounced power outage for any reasons occurred, and the pump motor was running, it would back spin with the sudden loss of power. With the generator kicking in automatically, it would snap the well pump shaft. This why the current GM has set the generator not to start automatically.
 - iv. Management is recommending to fund the disconnection, removal, and transportation to the Main/Pecan Yard for storage. This would now relieve the District from the cost and manpower to maintain this piece of equipment.

- v. Then, with Board approval, the District will donate the diesel engine generator to a small rural water district that either has the funding or through grant money, can reimburse the District for the cost of disconnection, removal, and transportation to the District yard, plus trucking the generator to their well location.

5. GSA updates

It was mutually decided a series of workshops would be conducted beginning in the 08/17/2021 Regular Board meeting held at the District’s headquarters located at 14618 Broadway Street, Cabazon, CA.

The purpose is the remind and educate the new Director of the purpose and current status of the San Gorgonio Pass work group (SGP) working on the Groundwater Sustainability Plan (GSP) to comply with the Sustainable Groundwater Management Act (SGMA).

The first initial workshop will be conducted in CLOSED SESSION due to potential litigation.

The work and materials being discussed and disclosed to participating management by *Provost & Pritchard Consulting Group* will be released once the final draft is completed for public comments prior to being approved by all the *Boards and Councils*.

- d. **On 06/16/2021 at approximately 0655 hr.**, Wolny reported a 12” gate valve stem had broken off while attempting to isolate water flow for the Broadway St. and Bonita Ave. repair. We are working with the County of Riverside Transportation Department and other contractors for a viable traffic control while the District’s Field Crew is repairing the damaged gate valve.
- e. **On 06/16/2021 at approximately 1126 hr.**, Louie received an email from Wolny reporting that while Morgan was reading water meters, he observed a potential ruptured water pipeline at 48834 Mojave Ave., Cabazon, CA. This has since been repaired.



- f. **On 06/22/2021 at approximately 1352 (1:52 PM), Louie received an email from Morgan regarding a ruptured service lateral at 52209 Lois Ave., Cabazon.**



The leak was on the service line that went to 52209 Lois Ave., Cabazon. The field crew repaired the leak the following day, taking 2 ½ hours. The materials required and backhoe use totaled less than \$500.



g. **Production Well #1 (W1)**

- i) Collier (Legend) has received negative results from the groundwater samples Legend submitted. The results of the lab test were sent to the District and Engineering on 07/01/21.
- ii) Louie had made mention of the overdue Title 22 groundwater samplings. It was decided that to bring some closure to this matter, efficiency test will be performed and the groundwater discharged into reservoir Tank #1 (T1). This water will then be discharged to the waste pond.

- iii) Morgan will coordinate with T. Romeyn the overdue groundwater samples to the Department of Water Resources Control Board (DWR).
- iv) On Thursday (07/08/2021), the GM recommended and agreed amongst the Cabazon Water Team (District staff and engineering) to NOT introduce the groundwater into the Community's potable water distribution system. Wolny also reiterated his concern regarding releasing the disinfected groundwater prior to passing all Title 22 overdue and due samplings.

The GM also stated that he would like to see written acknowledgement from the State DWR prior to releasing the disinfected groundwater into the distribution system.

v) **Flushing schedule for Groundwater sampling**

- Friday (07/09/2021) 2200 hr. (10 PM) to Saturday (07/10/2021) 0400 hr. (4 AM) (*Assigned to Louie*)
- Saturday (07/10/2021) 2200 hr. (10 PM) to Sunday (07/11/2021) 0400 hr. (4 AM) (*Assigned to Louie*)
- Sunday (07/11/2021) 2200 hr. (10 PM) to Monday (07/12/2021) 0400 hr. (4 AM) (*Assigned to Louie*)
- Monday (07/12/2021) by 0800 hr. 0800 hr. (8 AM) manually deactivate W1. (*Assigned to Morgan and was later reassigned to Wolny.*)
- ~~Water Production to prepare sampling bottles labels, chain of custody forms, and obtain the required groundwater samplings. (*Assigned to Morgan and Wolny*)~~ (A water production staff member called in sick on Monday, 07/12/2021. Backup plan was implemented by Management.)
- Tuesday (07/13/2021) 0200 hr. (2 AM) to Tuesday (07/13/2021) 0800 hr. (8 AM) (*Assigned to Louie & Morgan*)
- Water Production to prepare sampling bottles labels, chain of custody forms, and obtain the required groundwater samplings. (*Assigned to Morgan and Wolny*)
- Tuesday (07/13/2021) 2200 hr. (10 PM) to Wednesday (07/14/2021) 0800 hr. (8 AM) (*Assigned to Louie & Morgan*)
- ~~Water Production to obtain the required groundwater samplings. (*Assigned to Morgan and Wolny*)~~
- ~~Deliver groundwater samplings to Babcock Lab, Riverside, California. (*Assigned to Morgan*)~~

Flushing procedure photos taken on Sunday (07/11/2021):

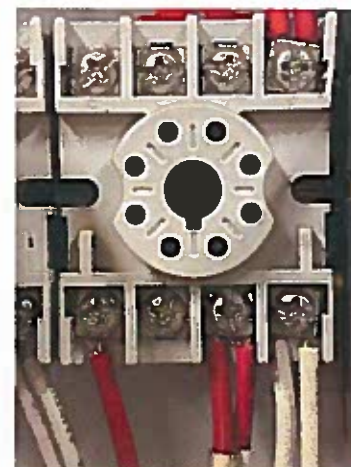
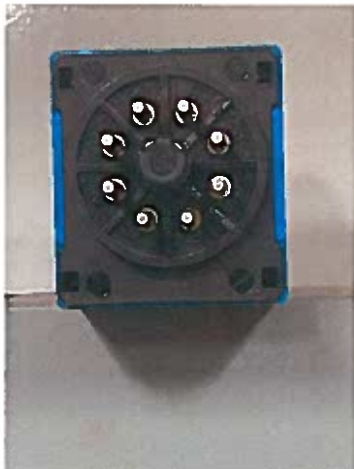
1. Check the well shaft food grade oil reservoir level.



2. Ensure the food grade oil electric solenoid dripper is working appropriately.



3. Ensure the waste water valve is not only physically deactivated at the CLA-VAL, but also the module in the control panel is *removed/unplugged*.



4. Ensure the knob is physical set on HAND to manually activate W1 electric pump motor. POWER ON, PUMP CALL, and PUMP RUN lights are illuminated.



5. Confirm raw groundwater is being discharged into the waste pond.



- vi) Tuesday (07/13/2021) at approximately 0515 hr., it was discovered that W1 had failed to continue running. The potential cause may be the timing module inside the control panel. It was causing to trip the control panel's breaker.



On Thursday (07/15/2021), at 1100 hr. (11 AM), a conference call with Chuck Krieger, Travis Romeyn, Russ Romeyn, Evelyn Aguilar, and Calvin Louie. This failure was discussed and Louie was to call Greg Beebe or Mike Beebe of Tess Electronics for assistance on this matter.

Chuck Krieger suspects the electric pump motor may be pulling more voltage causing the breaker to pop.

At the time of this Manager's Report being written, Management is waiting for a call back from Greg or Mike.

h. On Thursday (07/01/2021), at approximately 0603 hr., District Water Technician II Wolny radioed Louie to respond to the street east of 15218 Peach St. (Plum St.) with a pair of padlock cutters to provide access to responding fire personnel handling a fully engulfed trailer at the Peach Street address.

The reason for locking all the water infrastructures in the east side and selected water apparatuses, including fire hydrants is the prevent unhoused individual(s) and other residents from stealing water from the District.

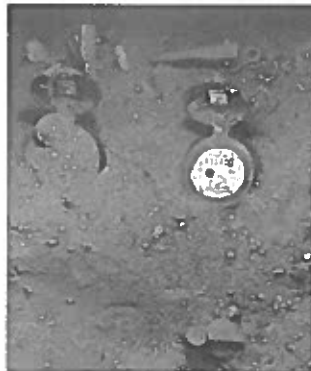
Theft of utilities and vandalism of District facilities will result in a higher water usage rate increase for the Board to consider. The responsible water customers are the ultimate victims of the irresponsible.

At approximately 0620 hr., fire, rescue, and Sheriff's was present.



Later in the evening of the date indicated at approximately 1756 hr., Louie received a call from Dispatch from the landowner of the Peach St. property. The dispatcher advised Louie reporting party claims to have been notified by the County of Riverside Fire Department to shut-off the water service.

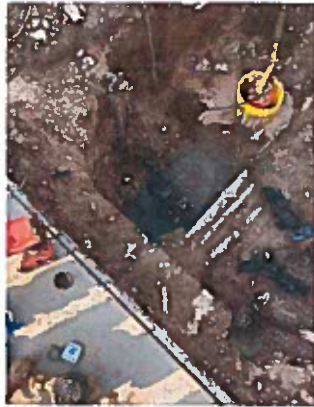
Upon Louie's arrival, the water meter was moving very slightly and the customer valve was almost in the OFF position. Louie set the District's valve to OFF and confirmed the slightly moving water meter had completely stopped. (See attached report for details.)



- i. **On 07/14/2021 at approximately 1430 hr.**, Wolny was monitoring the construction crew at the site of the former Wheel Inn restaurant. The new owner's is desirous of developing a Date Shake shop. While Wolny was present, water begin flowing on the District side of the water meter.

During the incident, Wolny was speaking to Joe Fejleh, Manager of Westmoreland Date Shake who made the spontaneous statement to Wolny indicating they had filed a Dig Alert, a year ago when they were demolishing the Wheel Inn.

Based on Fejleh's statement, the evidence of the water service lateral damages, coupled with Fejleh's construction crew was on site operating heavy equipment and digging without adhering to Dig-Alert protocols, Management will be conducting a follow-up investigation to recover the cost of manpower, equipment, and material for this repair.



j. W1 Ruptured 10" water pipeline



Update on this repair is the purchase of a ten inch (10") Bell Joint coupler, plus all other parts and material required to connect the bell joint coupler. The coupler itself is **\$7,103.55**. (See attached Bid Proposal from Core & Main #1890073, dated 07/02/2021).

UPDATES

1. Update: San Gorgonio Pass Regional Water Alliance Update
(by Director Morris)
2. Update: Manager's Operations Report (by GM Louie)

CLOSED SESSION

1. Discussion/Action: General Manager Performance Evaluation

OPEN SESSION

1. Discussion/Action: Report Action Taken to the Public

OLD BUSINESS

1. Discussion/Action: Customer Concern – Paul Oshideri – Address his concerns with the Board.
(by Mr. Oshideri)
2. Discussion/ Action: Draft Contract for drilling of test well – Charles Ripps
(by GM Louie)

NEW BUSINESS

1. Discussion/ Action: Approval for Director Lynk's previous badge to be embedded in lucite and released to Director Lynk. (by the GM Louie, Vice Chair Wargo, and the Board)

History of the Cabazon Water District's issuance of badges. The vendor is Dekker Design Plastic – Crystal-Like Products – Chatsworth, California.
2. Discussion/Action: Determine a date for Special Meeting regarding Annual Standby Charges
(by Board Secretary Aguilar, chairman Lynk, & the Board of Directors)



Bid Proposal for CABAZON JCM REP CLAMP

CABAZON COUNTY WATER DIST
Bid Date: 07/02/2021
Core & Main 1890073

Core & Main
82 - 314 Market
Indio, CA 92201
Phone: 760-347-0811
Fax: 760-347-9732

Seq#	Qty	Part Number	Description	Units	Price	Ext Price	
			DUE TO CURRENT SUPPLY CHAIN DISRUPTIONS, MATERIALS ARE SUBJECT TO PRICING AT TIME OF SHIPMENT. MATERIAL AVAILABILITY AND TIMELINESS OF SHIPMENTS CANNOT BE GUARANTEED. THIS TERM SUPERSEDES ALL OTHER CONTRACTUAL PROVISIONS.				
10	1	NS	10" BELL JOINT REP CPLG	EA	6,532.00	6,532.00	
20			114-1192-18BRESS				
30			TYPE OF PIPE: AC				
40			PIPE SIZE : 10"				
50			OD OF PIPE: 11.92				
60			LINE PRESSURE: 50 PSI				
70			MAX BELL DIAM 14.9				
80			COATING ESS, STD GASKETS				
					Sub Total	6,532.00	
					Tax	571.55	
					Total	7,103.55	

Branch Terms:

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES UPON THIRTY (30) CALENDAR DAYS' NOTICE TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/TandC/>

Old Business

1. Discussion/Action Item:

Customer Concern

Paul Oshideri, Parr Investments
Address his concerns with the Board

(by Mr. Oshideri)



Cabazon Water District

Customer Complaint Form

NAME: PAUL OSHIDERI CWD ACCT# 15150 J

SERVICE ADDRESS: 15150 BEACH ST. Cabazon.

MAILING ADDRESS: 7 EUPERTINO CIR.

CITY: ALISO VIEJO STATE: CA ZIP: 92656

PHONE: [REDACTED]

E-mail: [REDACTED]

Please briefly describe your concerns.
Include copies of all supporting documents.

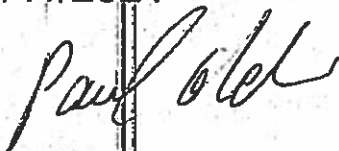
PLEASE SEE ATT#A, B, C

ATT: A

Re: Cabazon Water Complain
To: Board of Cabazon Water

Owner had an agreement with Cabazon water to disconnect the tenants water supply if the account is 60 days late or \$120 in unpaid balance, whichever comes first. Cabazon water pandemic regulation can not force owners to be victimized twice, to pay for utility and also lose rent at the same time. Cabazon water should follow California's pandemics orders to continue supply of water and take the loss. Then the California government should pay Cabazon Water from funds related to pandemic grants from federal and state funds. Landlords paying water bills is a double edged sword for a small business that is being destroyed by utility and rent at the same time.

Paul Oshideri
6/11/2021



From: Cabazon Water District
 14618 Broadway St.
 P.O. Box 297
 Cabazon, CA 92230

PARR INVESTMENTS
 PAUL OSHIDERI
 7 CUPERTINO CIRCLE
 ALISO VIEJO, CA 92656-

Service Address:

15150 PEACH ST

HTTB

UTILITY INVOICE

Service Days



Account Number	15150J
Location No	1-0520020
Bill Date	05/27/2021
Due Date	06/20/2021
Total Amount Due	2003.35
After Due Date	2033.89

CWD Board Meeting Tuesday 06/15/2021 @ 8:00pm.

OWNER SAYS ALL WATER BILLS MUST BE PAID TO A ZERO BALANCE EVERY MONTH

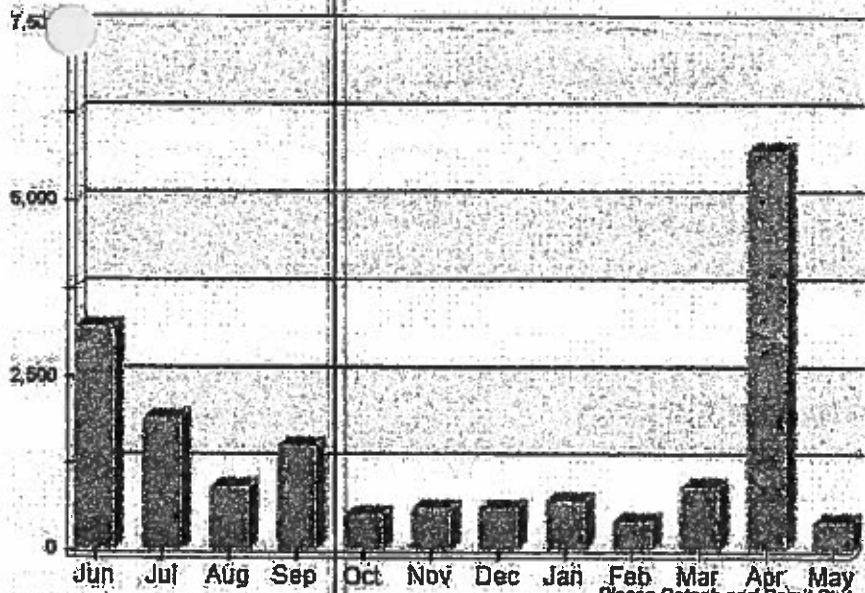
Account Activity Summary

PREVIOUS BALANCE	1862.09
CURRENT CHARGES	41.26
TOTAL AMOUNT DUE	2003.35

A \$17 TAG FEE MAY BE ADDED TO YOUR ACCOUNT ON 06/15/2021 IF YOUR PAST DUES ARE OVER \$55.00.
 yellow tags 06/15/2021
 red tags 06/21/2021

Detailed Breakdown of Current Charges

Description	Prior Read	Current Read	Usage	Charges
WATER	04/14/2021 31500	05/13/2021 31900	400	41.26



Please Detach and Remit Sub with Payment

Customer:

PARR INVESTMENTS
 Service Address:
 15150 PEACH ST

Remit Payment To:

Cabazon Water District
 14618 Broadway St.
 P.O. Box 297
 Cabazon, CA 92230



Account Number	15150J
Location No	1-0520020
Bill Date	05/27/2021
Due Date	06/20/2021
Total Amount Due	2003.35
After Due Date	2033.89
Amount Enclosed	\$

ATT. C'

Customer Transaction Summary

Customer Information

Account No: 15150J
 PARR INVESTMENTS
 7 CUPERTINO CIRCLE
 ALISO VIEJO, CA 92656-

Location Information

Location No: I-0520020
 15150 PEACH ST
 CABAZON, CA 92230

Date	Type	More Info	Reading	Usage	Prior Balance	Transaction Amount	Balance
12/30/2019	F Charge	12/12/2019	9300 1	1600	0.00	227.59	227.59
01/21/2020	Penalty				227.59	22.76	250.35
01/21/2020	Interest				250.35	3.41	253.76
01/31/2020	Charge	01/13/2020	10100 1	800	253.76	78.26	332.02
02/13/2020	Misc - TAG				332.02	17.00	349.02
02/20/2020	Payment	CASH			349.02	-230.00	119.02
02/24/2020	Penalty				119.02	7.83	126.85
02/24/2020	Interest				126.85	1.17	128.02
02/27/2020	Charge	02/12/2020	11200 1	1100	128.02	87.83	215.85
03/11/2020	Misc - TAG				215.85	17.00	232.85
03/23/2020	Penalty				232.85	8.78	241.63
03/23/2020	Interest				241.63	2.49	244.12
03/23/2020	Payment	CASH			244.12	-150.00	94.12
03/31/2020	Charge	03/12/2020	12400 1	1200	94.12	91.02	185.14
04/29/2020	Charge	04/13/2020	13300 1	900	185.14	81.45	266.59
05/20/2020	Payment	MONEY ORDER			266.59	-220.00	46.59
05/28/2020	Charge	05/14/2020	14600 1	1300	46.59	94.21	140.80
06/30/2020	Charge	06/15/2020	17800 1	3200	140.80	185.06	325.86
07/02/2020	Charge	07/15/2020	19700 1	1900	325.86	121.75	447.61
08/31/2020	Charge	08/12/2020	20600 1	900	447.61	81.45	529.06
09/30/2020	Charge	09/14/2020	22100 0	1500	529.06	102.27	631.33
10/29/2020	Charge	10/14/2020	22600 0	500	631.33	72.15	703.48
11/30/2020	Charge	11/12/2020	23200 1	600	703.48	73.61	777.09
12/29/2020	Charge	12/14/2020	23800 1	600	777.09	73.61	850.70
01/27/2021	Charge	01/13/2021	24500 0	700	850.70	78.81	929.51
02/25/2021	Charge	02/11/2021	24900 0	400	929.51	74.22	1003.73
03/30/2021	Charge	03/15/2021	25800 0	900	1003.73	61.20	1064.93
04/30/2021	Charge	04/14/2021	31500 1	5700	1064.93	654.16	1719.09
05/24/2021	Misc - LPF				1719.09	243.00	1962.09
05/27/2021	Charge	05/13/2021	31900 0	400	1962.09	41.26	2003.35

Old Business

2. Discussion/Action Item:

Draft Contract for drilling of test well
Charles Ripps, RIPPCO, LLC

(by GM Louie)



MEMORANDUM

DATE: July 11, 2021
TO: Board of Directors
FROM: C. Louie
SUBJ: Staff Report – Charles Ripps Proposal
cc:

SUMMARY

On 06/10/2021, Mr. Charles Ripps, a representative from Ripcco. LLC, sent a correspondence to Robert Lynk, Board Chair of the Cabazon Water District (the “District”) through Board Secretary Evelyn Aguilar.

The topic in this correspondence was providing the District permission to drill a test well on their eleven (11) acre parcel owned by Ripcco, LLC, located within the District’s jurisdiction.

The District’s General Manager (GM) has forwarded this correspondence to the District’s engineering. I am awaiting comments from Mr. Charles Krieger and his staff.

In the meantime, Ms. Aguilar and I had a meeting with Mr. Krieger and his staff on 06/29/2021 at K&S Consultants. Inc. office located in downtown City of Riverside.

BACKGROUND

During the 06/29/2021 meeting, it was disclosed that the United States Geological Survey (USGS), Sand Diego office, whom the District and the San Gorgonio Pass Water Agency (SGPWA) often works with had recommended the new production well should be located either on the north or south side of Interstate 10 (I-10), between the Robertson Read-i-cement plants to the Dollar General Store business and north of Bonita Ave.

North of I-10 is entirely tribal land with only the dinosaur, Shell gas station, and the proposed cannabis dispensary (former BBQ & Denny’s) that may be available.

The reason is due to capture the underground flow from the East & West Branch of Millard Canyon per USGS. There is a potential property the District already owns within the USGS suggested area.



RIPPCO LLC

Mr. Robert Lynk, Board Chair
Cabazon Water District
c/o Evelyn Aguilar, District Board Secretary
Cabazon Water District
Via Email to info@cabazonwater.org

June 10, 2021

Dear Mr. Lynk,

It was a pleasure to meet with you, the board of directors and Calvin Louie on May 18th. Pursuant to our discussions, Rippco LLC is willing to have the Cabazon Water District drill a test well on our 11-acre water property and, to make that undertaking possible, will grant District employees and contractors access to it.

I have had a draft agreement created to formalize this arrangement. Please review it and get back to me with comments.

I look forward to working with you on this project and am happy to speak with you or members of your organization to address any concerns or questions as we move forward.

Sincerely,

Charles Ripps
Rippco LLC

(631) 835-9699
charlesripps@gmail.com

Rippco LLC
Right of Entry and Testing

THIS AGREEMENT is made as of the 24th day of May, 2021 by and between RIPPCO LLC, a California Limited Liability Company (hereinafter referred to as "RIPPCO") and the Cabazon Water District (hereinafter referred to as "CWD"), concerning the property owned by RIPPCO, and described on SCHEDULE A, APN # 528-182-049-5, attached hereto and made a part hereof (hereinafter referred to as "Subject Property").

RIPPCO and CWD are considering the possibility of the sale, lease or license by RIPPCO to CWD to supply CWD's needs for water for the Cabazon community. In order for CWD to determine the feasibility of the Subject Property, CWD desires to enter upon and inspect the Subject Property, to perform test drilling, water quality testing, and such other investigative activities as may be reasonably necessary to CWD's purposes.

Therefore, the parties agree as follows:

RIPPCO grants to CWD, its agents, employees, contractors and sub-contractors and assigns, right of entry to enter upon the Subject Property solely to perform the activities contemplated by this Agreement. CWD shall be responsible for any and all costs related to entry and the permitted activities under this Agreement, including any temporary installation, operation and removal of equipment on the Subject Property.

In addition, no work shall be performed on the Subject Property without the prior written approval of RIPPCO, as to the type of drilling to be employed, the size and design of the borehole, the type of steel and other materials or chemicals to be employed.

Nothing in this Agreement shall confer upon RIPPCO any risk, responsibility, or liability associated with CWD's activities.

CWD shall, in consultation with knowledgeable experts, use reasonable care in selecting a test well location that will ensure that existing RIPPCO well structures are not harmed, damaged, or adversely impacted by CWD activities on the Subject Property. In that respect, no new test well shall be located closer than 500 feet from one of RIPPCO's existing test wells.

CWD agrees to comply with all local, state and federal laws, rules, and ordinances applicable to CWD's work including the sealing of all test wells and holes after completion, and to leave the Subject Property free of waste material and debris. CWD shall promptly repair, at its cost, any damage to the two existing wells on the Subject Property.

CWD shall release, indemnify, hold harmless and upon RIPPCO's request, defend RIPPCO, its employees, agents or contractors from any and all claims, actions, damages, liability and expense, including attorney's fees and costs in connection with personal injury or property damage arising out of the acts or omissions of CWD, its employees,

agents, contractors and sub-contractors. The provisions of this paragraph shall survive the expiration or termination of this Agreement.

CWD shall maintain, and shall have its contractors and subcontractors maintain, adequate property damage and liability insurance coverage. Prior to entering the Subject Property, CWD shall provide RIPPCO certificate of insurance evidencing such coverage of CWD, its contractors and sub-contractors, and naming RIPPCO as an additional insured.

CWD will provide complete copies of all documents showing the results of all test drilling, water quality analysis, and any other property investigations conducted on the Subject Property to RIPPCO, as soon as they become available.

The term of this Agreement shall be from (i) the execution date to the earlier of ___ days from the execution date or (ii) until RIPPCO and CWD enter into a sale, lease or license with respect to the Subject Property.

Upon the expiration or termination of this agreement, CWD will immediately remove any and all of its equipment from the Subject Property, and restore the property to its condition prior to such entry, evidence of reasonable usage excepted.

This Agreement constitutes the entire understanding between the Parties with respect to the activities contemplated by this Agreement. This Agreement may be amended only by a written document duly executed by the Parties.

In witness whereof, the undersigned set their hands as of the date first above written.

Property Owner
Ripco LLC, a California Limited Liability Company

By: _____
Charles Ripps

Title: _____

Cabazon Water District

By: _____

Title: _____

LEGAL DESCRIPTION

Exhibit A: Legal description of APN#528-182-049-5

All that certain real property situated In the County of Riverside, State of California, described as follows:

A portion of Government Lot 2 Of Fractional Section 23, Township 3 South, Range 2 East, San Bernardino Meridian, In the County of Riverside, State of Callfomla, as shown by United States Government Survey, described as follows:

Beginning at the Northeast corner of Government Lot 2;

Thence South along the Easterly line of said Government Lot 2, 600 feet;

Thence at right angles, West 800 feet;

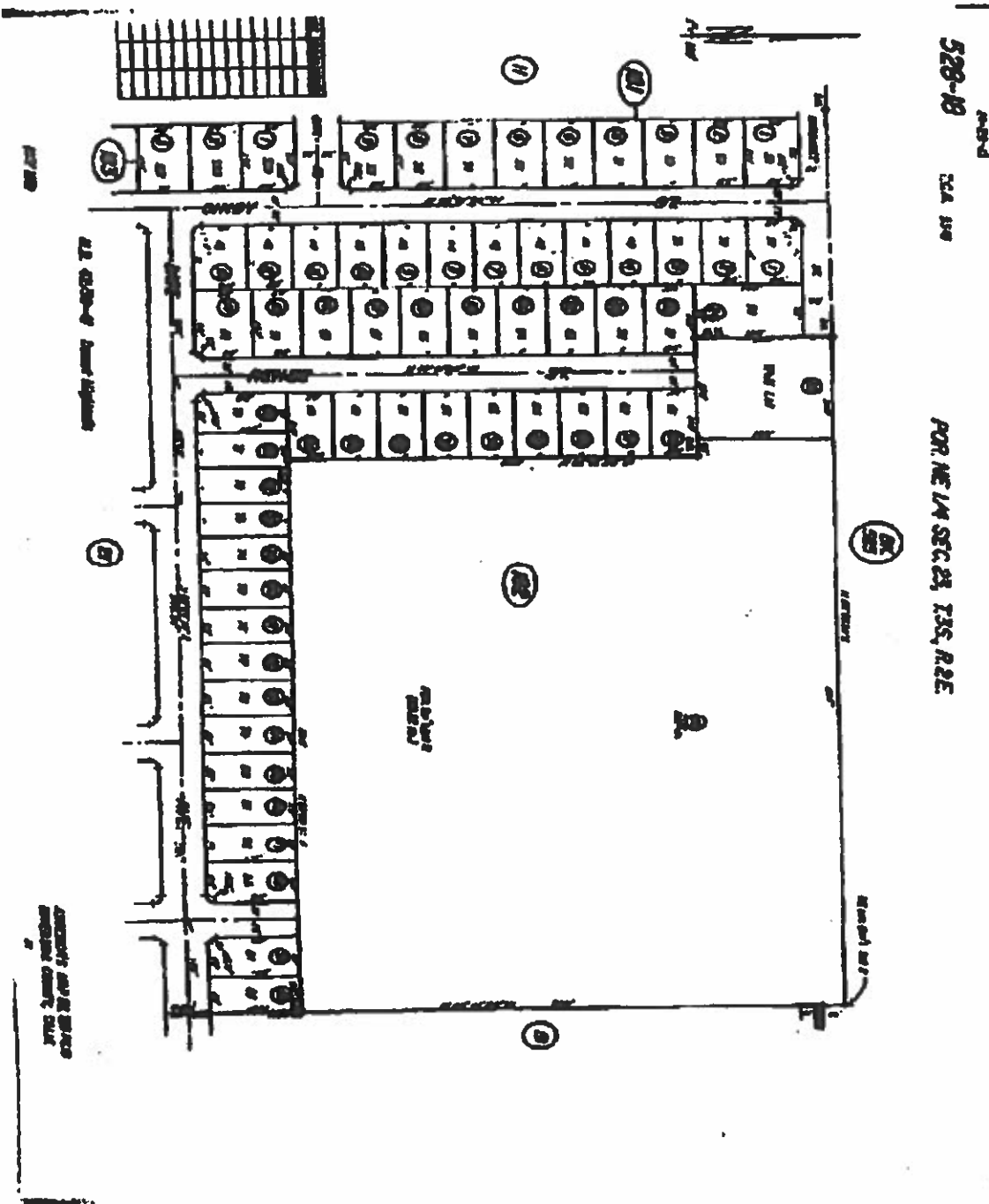
Thence North, parallel with the Easterly line of said Lot 450 feet;

Thence at right angles, West 25 feet;

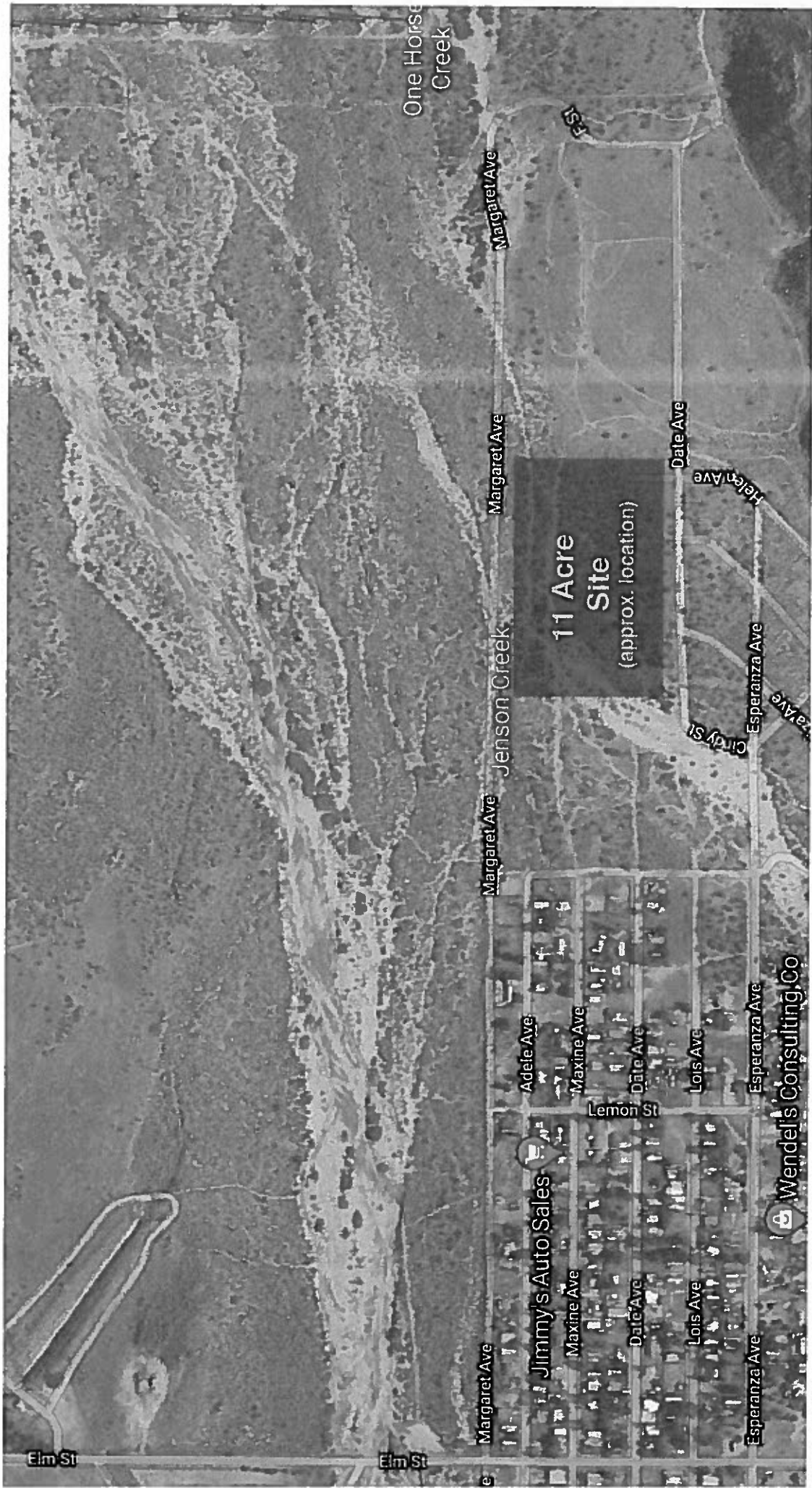
Thence North, parallel with the Easterly line of said Lot, 150 feet to the North boundary of Government Lot 2;

Thence East along the North line of said Lot 825 feet, more or less to the point of beginning.

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LOCATION MAPS



One Horse Creek

Margaret Ave

Margaret Ave

Jensen Creek

Margaret Ave

11 Acre Site
(approx. location)

Date Ave

Helen Ave

Esperanza Ave

Chady St

Adele Ave

Maxine Ave

Date Ave

Lois Ave

Esperanza Ave

Jimmy's Auto Sales

Maxine Ave

Date Ave

Lois Ave

Esperanza Ave

Wendel's Consulting, Co

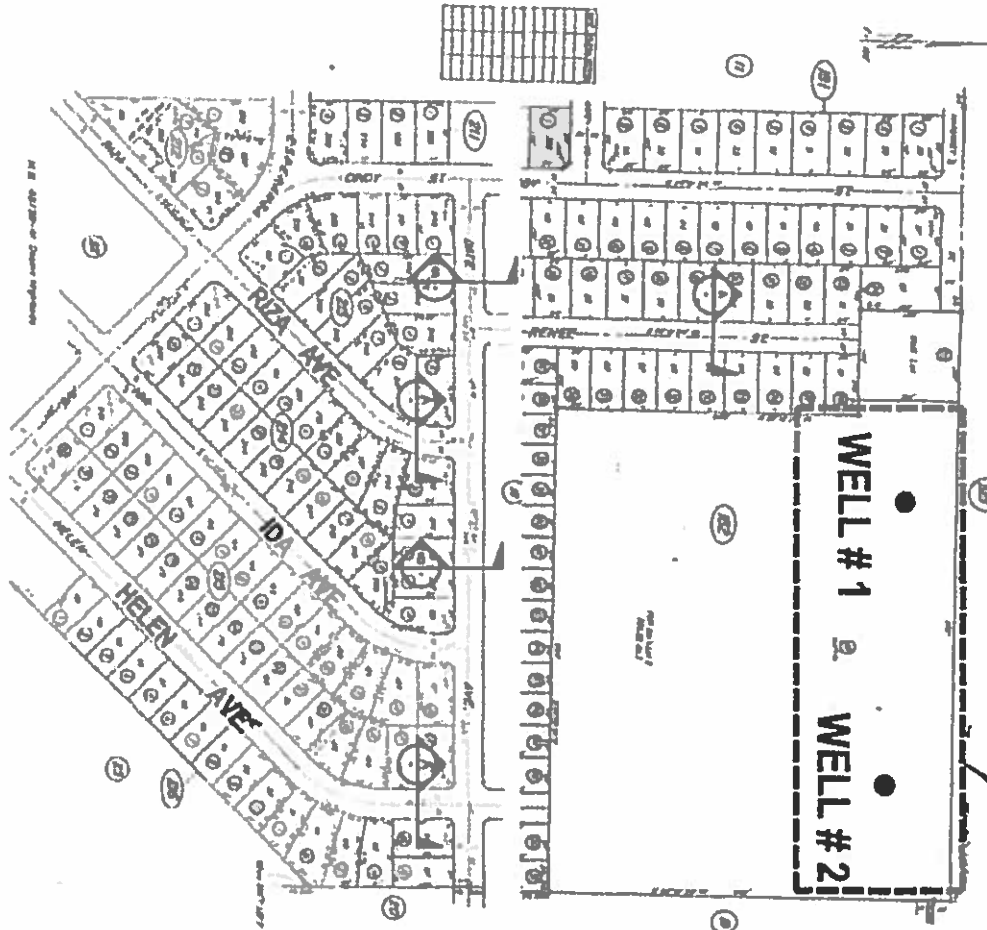
Elm St

Elm St

528-18 TCA 500

POR NE 1/4 SEC 21, T35, R2E

PROJECT LOCATION



First American Title Page 6 of 13

Order Number: 5732174
Page Number: 6

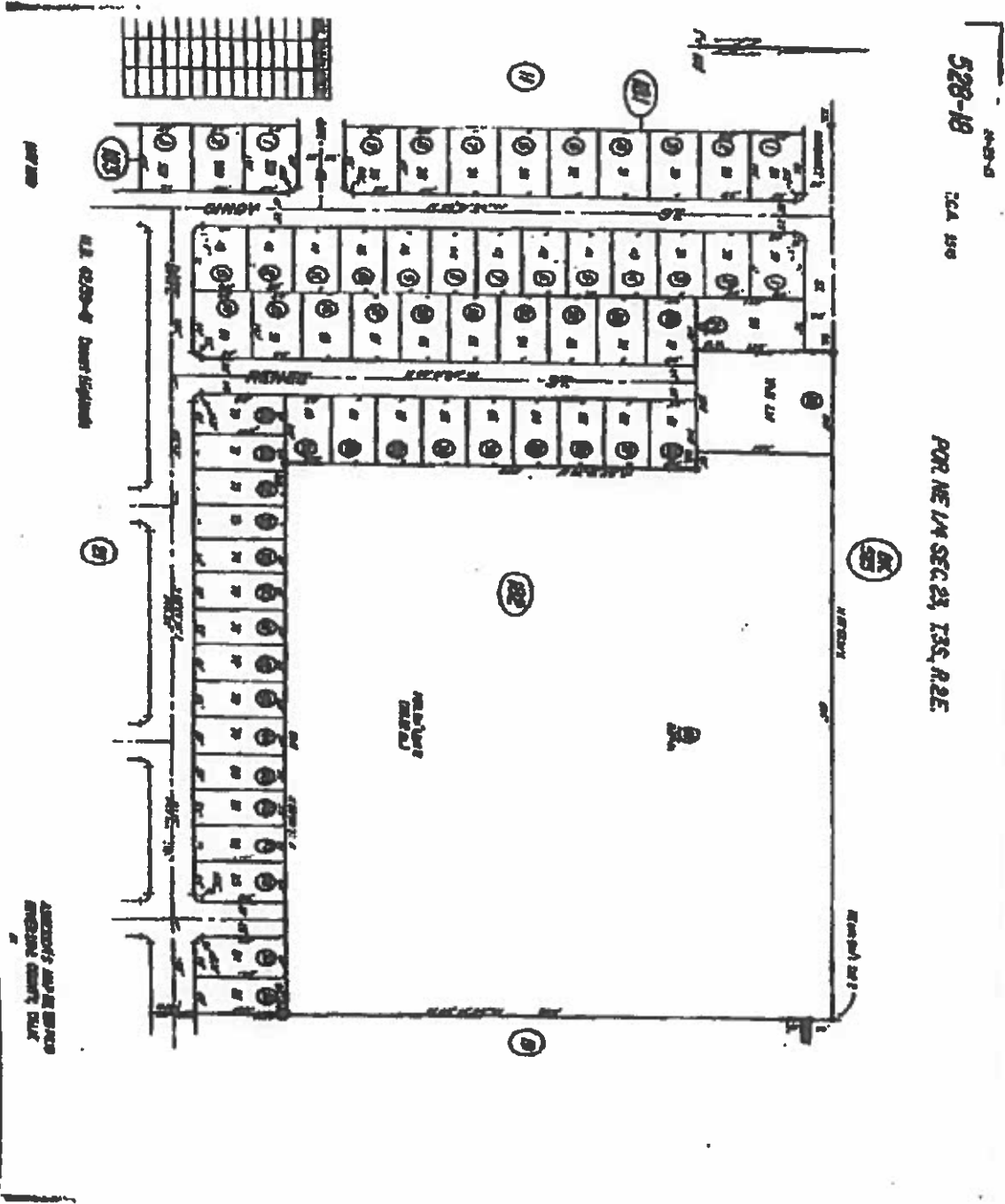
SITE PLAN

NOT TO SCALE



[http://www.gotitc.com/cgi-bin/plat.asp?mt=TOPS&county=R&graphic=%2Raccounts%... 4/4/2004](http://www.gotitc.com/cgi-bin/plat.asp?mt=TOPS&county=R&graphic=%2Raccounts%...)

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528-18

PLAT 188

FOR NE 1/4 SEC 23, T35, R2E

1

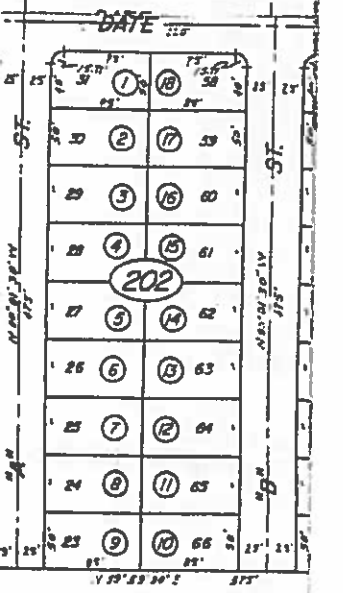
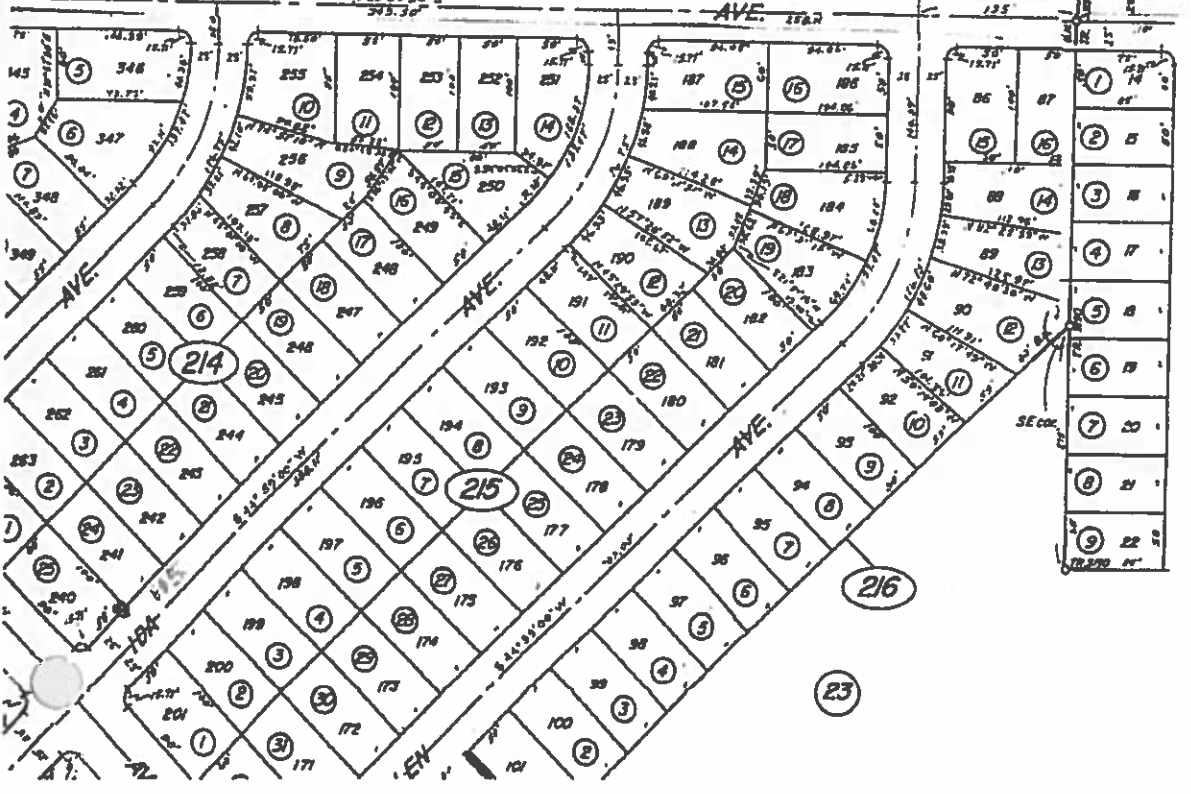
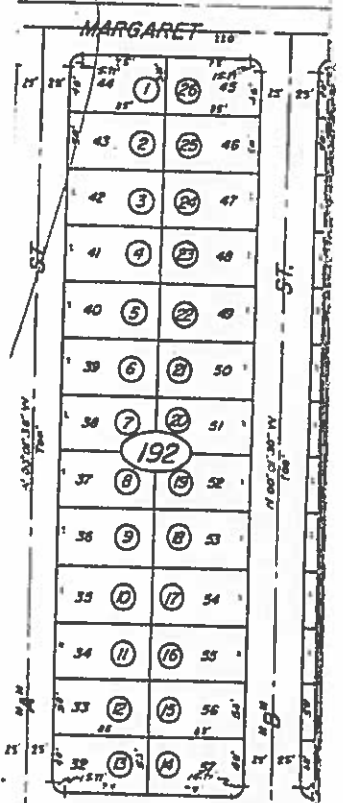
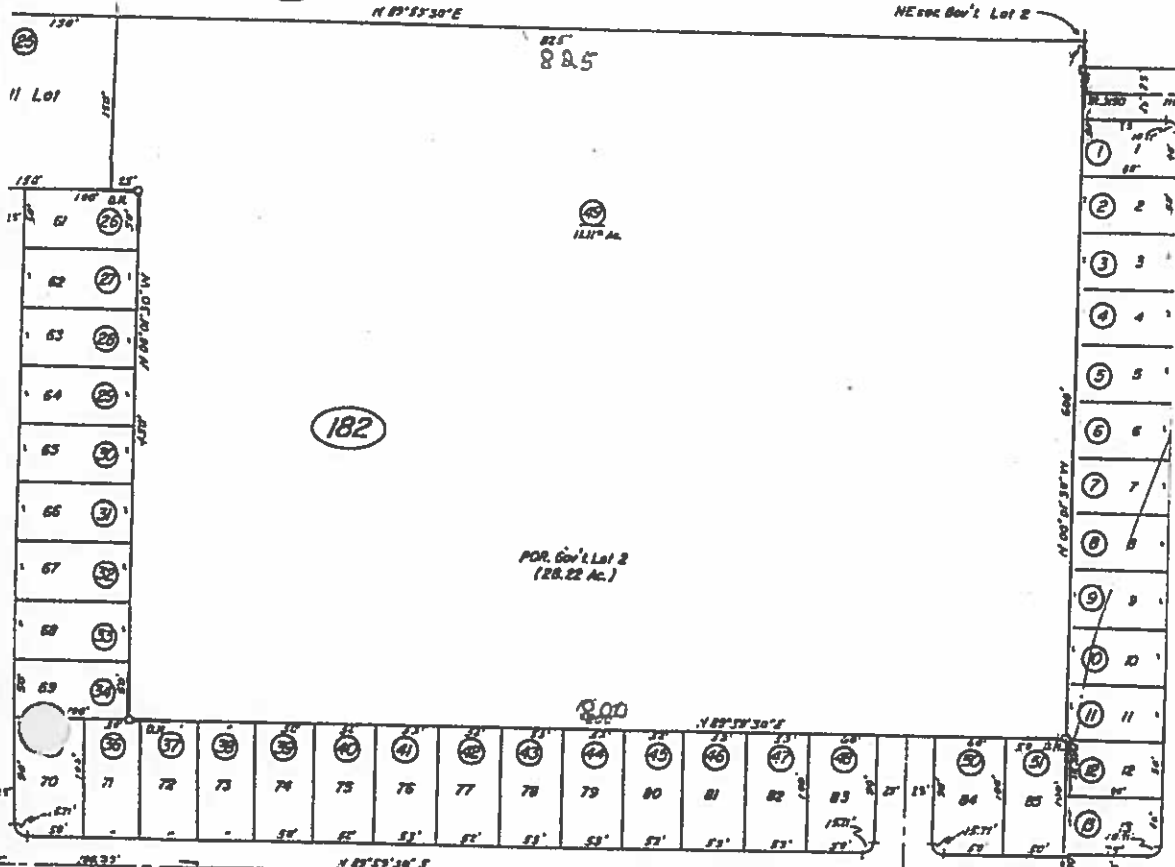
Plat Map (GIR)

POR. NE 1/4 SEC. 23, T.3S., R.2E.

34-29-13

T.C.A. 5345

BK. 523



M.B. 53/53-54 Tract No. 3.

New Business

1. Discussion/Action Item:

Approval for Director Lynk's previous badge to be embedded in Lucite and released to Director Lynk.

(by the GM Louie, Vice Chair Wargo, and the Board)

History of the Cabazon Water District's issuance of badges. The vendor is Dekker Design Plastic – Crystal-Like Products – Chatsworth, California.

ROBERT GAYLER
Embedment Consultant

Tel. 800-554-6091
Fax 818-886-8254



PLEXIGLASS FABRICATION & EMBEDMENTS

Crystal-Like Products
Division of Dekker Design

21701 PLUMMER ST.
CHATSWORTH, CA 91311

E-mail: embedment@aol.com
www.Crystal-LikePlastics.com

Date Invoice #
6/24/2021

Ship To
CLOUIE@CABAZONWATER.ORG

CABAZON WATER DIST
CALVIN LYNK
14618 BROADWAY ST
CABAZON, CA 92230
951-849-4442

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
INTERNET	PREPAID	BOB		UPS	CHATS, CA	

Quantity	Item Code	Description	Price Each	Amount
1	4000 RET	S-1L BLUE WITH CABAZON WATER DIST BADGE EMBEDDED FOR ROBERT LYNK	145.32	145.32
	shipping-r	RETAIL SHIPPING CHARGE	19.50	19.50
	FEE	CONVENIENCE FEE - TERMINAL FEE	5.42	5.42
	CHARGE CC	CREDIT CARD CHARGE		0.00
		IF CREDIT NOT USED DEDUCT FEE OF \$5.42		
		Sales Tax CHARGED	9.50%	13.81

Total \$184.05

New Business

2. Discussion/Action Item:

Determine a date and time for Special Meeting
regarding Annual Standby Charges

(by Board Secretary Aguilar, chairman Lynk, &
the Board of Directors)

Monday, August 2;
Tuesday, August 3; or
Wednesday, August 4.