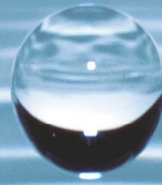




SCV
WATER



SCV WATER AGENCY TELECONFERENCE SPECIAL BOARD MEETING

TUESDAY, DECEMBER 15, 2020

AT 6:30 PM

Please join the meeting from your
computer, tablet or smartphone:

[https://global.gotomeeting.com/join
/188531853](https://global.gotomeeting.com/join/188531853)

-OR-

Listen in Toll Free by Phone:

1-(866)-899-4679
Access Code: 188-531-853

When practical please provide public comment by 4:30 PM the day of the meeting* by either e-mail, phone, or mail (please see the agenda for more specifics).

To help expedite public comment, please contact the Board Secretary the day of the meeting at 1-(661)-297-1600 to advise on what items you would like to speak on. Public comments can also be made during the meeting as specified under Item 3 of the Agenda.

*All written comments received after 4:30 PM the day of the meeting will be posted to <https://yourscvwater.com/> the next day. Public comments can also be heard the night of the meeting.

Disclaimer: Pursuant to the Executive Order N-29-20 issued by Governor Newsom, public may not attend meetings in person. Public may use the above methods to attend and participate in the public board meetings.

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AGENDA

SANTA CLARITA VALLEY WATER AGENCY REGULAR BOARD MEETING AGENDA

**SANTA CLARITA VALLEY WATER AGENCY
RIO VISTA WATER TREATMENT PLANT
27234 BOUQUET CANYON ROAD
SANTA CLARITA, CA 91350**

**TELECONFERENCE ONLY
NO PHYSICAL LOCATION FOR MEETING**

**TUESDAY, DECEMBER 15, 2020 AT 6:30 PM
TELECONFERENCING NOTICE**

Pursuant to the provisions of Executive Order N-29-20 issued by Governor Gavin Newsom on March 17, 2020, any Director may call into an Agency Board meeting using the Agency's **Call-In Number 1-(866)-899-4679 Access Code 188-531-853 or GoToMeeting by clicking on the link <https://global.gotomeeting.com/join/188531853>** without otherwise complying with the Brown Act's teleconferencing requirements.

Pursuant to the above Executive Order, the public may not attend the meeting in person. Any member of the public may listen to the meeting or make comments to the Board using the call-in number or GoToMeeting link above. Please see the notice below if you have a disability and require an accommodation in order to participate in the meeting.

We request that the public submit any comments in writing if practicable, which can be sent to ajacobs@scvwa.org or mailed to April Jacobs, Board Secretary, Santa Clarita Valley Water Agency, 27234 Bouquet Canyon Road, Santa Clarita, CA 91350. All written comments received before 4:30 PM the day of the meeting will be distributed to the Board members and posted on the Santa Clarita Valley Water Agency website prior to the start of the meeting. Anything received after 4:30 PM the day of the meeting will be posted on the SCV Water website the following day.

OPEN SESSION BEGINS AT 6:30 PM

- CALL TO ORDER**
- PLEDGE OF ALLEGIANCE**
- PUBLIC COMMENTS** – Members of the public may comment as to items not on the Agenda at this time. Members of the public wishing to comment on items covered in this Agenda may do so now or at the time each item is considered. (Comments may, at the discretion of the Board's presiding officer, be limited to three minutes for each speaker.) Members of the public wishing to comment on items covered in Closed Session before they are considered by the Board must request to make comment at the commencement of the meeting at 6:30 PM.

4. APPROVAL OF THE AGENDA

5. SPECIAL PROCEDURES

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5.1. *	Approve Resolutions Honoring and Commending Santa Clarita Valley Water Agency Directors Campbell, K. Colley, DiPrimio and Gutzeit for Their Service and Dedication	7
5.2.	Recognition of Santa Clarita Valley Water Agency Directors Campbell, K. Colley, DiPrimio and Gutzeit for Their Distinguished Service	
5.3. *	(1) Conduct a Public Hearing Regarding an Ordinance to Increase Director Compensation Rate and (2) Discuss the Director Compensation Rate and Consider Whether to Adopt an Ordinance to Increase It or Not	15

6. CONSENT CALENDAR

PAGE

6.1. *	Approve Minutes of the December 1, 2020 Santa Clarita Valley Water Agency Regular Board of Directors Meeting	23
6.2. *	Approve a Resolution Honoring and Commending the City of Santa Clarita Council Member Bob Keller for his Service and Dedication	29
6.3. *	Approve a Resolution Honoring Bette Boatman from Contra Costa Water District for Service and Dedication	31
6.4. *	Approve a Resolution Honoring Dianna Sutton from ACWA/JPIA for her Service and Dedication	33
6.5. *	Approve a Resolution Honoring Bobbette Wells from ACWA/JPIA for her Service and Dedication	35

7. ACTION ITEM FOR APPROVAL

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7.1. *	Approve a Revised CFD Policy and Resolutions Authorizing (1) the Execution of a Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority (CFMA), and (2) Participation in the CFMA's Bond Opportunities for Land Development (BOLD) Program and Other Related Actions in Establishing a CFD for the Spring Canyon Development	37
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8. CENTRAL PARK AD HOC COMMITTEE – DIRECTOR COOPER

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8.1. *	Discuss and Consider Options for Approval for Central Park Signage	75
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9. GENERAL MANAGER'S REPORT ON ACTIVITIES, PROJECTS AND PROGRAMS

10. PRESIDENT'S REPORT

11. AB 1234 WRITTEN AND VERBAL REPORTS PAGE

11.1.*	December 2-3, 2020 ACWA 2020 Virtual Fall Conference – President Martin, Vice President Gladbach and Directors Atkins, Cooper, DiPrimio, Ford, Kelly and Plambeck	89
11.2.*	December 4, 2020 NWRA's Federal Affairs Committee Meeting – Vice President Gladbach	95
11.3.	Other AB 1234 Reports	

12. DIRECTOR REPORTS

13. CLOSED SESSION – SEPARATE DIAL-IN PHONE NUMBER WILL BE PROVIDED TO THE BOARD AND APPROPRIATE STAFF

- 13.1. Conference with Legal Counsel – Anticipated Litigation – Significant Exposure to Litigation Pursuant to Paragraph (2) of Subdivision (d) of Section 54956.9, Claim of City of Santa Clarita against Santa Clarita Valley Water Agency, Claim for Indemnity, Date of Claim December 1, 2020

OPEN SESSION CONTINUES WITH THE PHONE NUMBER LISTED ON THE FIRST PAGE OF THIS AGENDA

14. CLOSED SESSION ANNOUNCEMENTS

15. DIRECTOR REQUESTS FOR APPROVAL FOR EVENT ATTENDANCE

16. REQUESTS FOR FUTURE AGENDA ITEMS

17. ADJOURNMENT

- * Indicates Attachment
- ◆ Indicates Handout

Note: The Board reserves the right to discuss or take action or both on all of the above Agenda items.

NOTICES

Any person may make a request for a disability-related modification or accommodation needed for that person to be able to participate in the public meeting by telephoning April Jacobs, Secretary to the Board of Directors, at (661) 297-1600, or in writing to Santa Clarita Valley Water Agency at 27234 Bouquet Canyon Road, Santa Clarita, CA 91350. Requests must specify the nature of the disability and the type of accommodation requested. A telephone number or other contact information should be included so that Agency staff may discuss appropriate arrangements. Persons requesting a disability-related accommodation should make the request with adequate time before the meeting for the Agency to provide the requested accommodation.

December 15, 2020
Page 4 of 4

Pursuant to Government Code Section 54957.5, non-exempt public records that relate to open session agenda items and are distributed to a majority of the Board less than seventy-two (72) hours prior to the meeting will be available for public inspection at the Santa Clarita Valley Water Agency, located at 27234 Bouquet Canyon Road, Santa Clarita, CA 91350, during regular business hours. When practical, these public records will also be made available on the Agency's Internet Website, accessible at <http://www.yourscvwater.com>.

Posted on December 9, 2020.

M65

RESOLUTION NO. SCV-_____

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE SANTA CLARITA VALLEY WATER AGENCY
HONORING AND COMMENDING THOMAS P. CAMPBELL
FOR HIS SERVICE AND DEDICATION**

WHEREAS, Thomas P. Campbell was elected to the Newhall County Water District Board of Directors in November of 1997, took his seat in December 1997, and served through December of 2000, during which time he held the office of President in 1999 and Vice President in 1998 and 2000; and

WHEREAS, Mr. Campbell served on the Castaic Lake Water Agency Board of Directors from January 2001 through December 2017 and served as Board President from 2011 through 2016; and

WHEREAS, Mr. Campbell served on the Santa Clarita Valley Water Agency (Agency) Board of Directors from January 2018 through May 2020; and

WHEREAS, Mr. Campbell served as Chair and a member of many Committees over his 22 years of service as a Director, prior to resigning from the Board, he served as Chair of the Agency's Engineering and Operations Committee and as a member of the Finance and Administration Committee; and

WHEREAS, Mr. Campbell voted and was part of the Agency's purchase of the Valencia Water Company; and

WHEREAS, Mr. Campbell voted and was active in his support of the vision to combine Castaic Lake Water Agency and Newhall County Water District to form the Santa Clarita Valley Water Agency; and

WHEREAS, Mr. Campbell supported the Agency's mission statement of providing responsible water stewardship to ensure the Santa Clarita Valley has reliable supplies of high quality water at a reasonable cost; and

WHEREAS, Mr. Campbell has provided valuable water industry insights to the Agency's Board of Directors; and

WHEREAS, the Santa Clarita Valley Water Agency Board of Directors deem it most fitting that Mr. Campbell's outstanding service to the Agency and the customers it serves be appropriately recognized.

NOW, THEREFORE, BE IT RESOLVED, that the Santa Clarita Valley Water Agency Board of Directors appreciates and recognizes Thomas P. Campbell for his over 22 years of service to the Board of Directors of Newhall County Water District, Castaic Lake Water Agency and the Santa Clarita Valley Water Agency and thanks him for his support of the Board, employees and customers of the Santa Clarita Valley Water Agency through his many significant contributions and leadership during his time as a Board member.

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RESOLUTION NO. SCV-_____

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE SANTA CLARITA VALLEY WATER AGENCY
HONORING AND COMMENDING
KATHY COLLEY
FOR HER SERVICE AND DEDICATION**

WHEREAS, Kathy Colley was elected to the Newhall County Water District Board of Directors in November of 2009 and served through December 2017; and

WHEREAS, Ms. Colley served on the Santa Clarita Valley Water Agency (Agency) Board of Directors from January 2018 to December 2020; and

WHEREAS, Ms. Colley served on many Committees during her 11 years of service as a Director, most recently on the Agency's Finance and Administration Committee and the Public Outreach and Legislation Committee; and

WHEREAS, Ms. Colley voted and was active in her support for the vision of combining Castaic Lake Water Agency and Newhall County Water District to form the Santa Clarita Valley Water Agency; and

WHEREAS, Ms. Colley supported the Agency's mission statement of providing responsible water stewardship to ensure the Santa Clarita Valley has reliable supplies of high quality water at a reasonable cost; and

WHEREAS, the Santa Clarita Valley Water Agency Board of Directors deem it most fitting that Ms. Colley's outstanding service to the Santa Clarita Valley Water Agency and the customers it serves be appropriately recognized.

NOW, THEREFORE, BE IT RESOLVED, that the Santa Clarita Valley Water Agency Board of Directors commends and recognizes Kathy Colley for her 11 years of service to the Board of Directors of the Newhall County Water District and the Santa Clarita Valley Water Agency and thanks her for her support of the Board, employees and the customers of the Santa Clarita Valley Water Agency during her time as a Board member.

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RESOLUTION NO. ____

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE SANTA CLARITA VALLEY WATER AGENCY
HONORING AND COMMENDING ROBERT J. DIPRIMIO
FOR HIS SERVICE AND DEDICATION**

WHEREAS, Robert J. DiPrimio previously served on the Castaic Lake Water Agency Board of Directors from January 1987 until October 2010; and

WHEREAS, Mr. DiPrimio was appointed to the Castaic Lake Water Agency Board of Directors in January 2014 and was then elected to the position in November 2015 where he served through December 2017; and

WHEREAS, Mr. DiPrimio served as Board President for the Castaic Lake Water Agency in 2017; and was instrumental in his leadership and support of combining Castaic Lake Water Agency and Newhall County Water District to form the Santa Clarita Valley Water Agency; and

WHEREAS, Mr. DiPrimio served on the Santa Clarita Valley Water Agency (Agency) Board of Directors from January 2018 through December 2020; and

WHEREAS, Mr. DiPrimio served as Chair and member of several Committees over his 30 years of service as a Director, most recently as Chair of the Agency's Finance and Administration Committee and the Compensation and Reimbursement Ad Hoc Committee and was a member of the Engineering and Operations Committee and Financial Integration Ad Hoc Committee; and

WHEREAS, Mr. DiPrimio served as both the President and Vice President of the Santa Clarita Valley Water Agency Financing Corporation; and

WHEREAS, Mr. DiPrimio has provided valuable water industry insights to the Agency's Board of Directors; and

WHEREAS, Mr. DiPrimio supported the Agency's mission statement of providing responsible water stewardship to ensure the Santa Clarita Valley has reliable supplies of high quality water at a reasonable cost; and

WHEREAS, the Santa Clarita Valley Water Agency Board of Directors deem it most fitting that Mr. DiPrimio's outstanding service to the Santa Clarita Valley Water Agency and the customers it serves be appropriately recognized.

NOW, THEREFORE, BE IT RESOLVED, that the Santa Clarita Valley Water Agency Board of Directors appreciates and recognizes Robert J. DiPrimio for his over 30 years of service to the Board of Directors of the Castaic Lake Water Agency and the Santa Clarita Valley Water Agency and thanks him for his support of the Board, employees and customers of the Santa Clarita Valley Water Agency through his many significant contributions and leadership during his time as a Board member.

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RESOLUTION NO. SCV-_____

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE SANTA CLARITA VALLEY WATER AGENCY
HONORING AND COMMENDING MARIA GUTZEIT
FOR HER SERVICE AND DEDICATION**

WHEREAS, Maria Gutzeit was elected to the Newhall County Water District Board of Directors in November of 2003 and took her seat in December of 2003, where she served through December 2017, during which time she held the office of President and Vice President several times over her tenure on the Newhall County Water District Board; and

WHEREAS, Ms. Gutzeit served on the Santa Clarita Valley Water Agency (Agency) Board of Directors from January 2018 to December 2020 where she held the office of Vice President; and

WHEREAS, Ms. Gutzeit served as Chair and a member on many Committees during her 17 years of service as a Director, most recently as a member of the Agency's Finance and Administration Committee, Water Resources and Watershed Committee, Compensation and Reimbursement Ad Hoc Committee and Financial Integration Ad Hoc Committee; and

WHEREAS, Ms. Gutzeit served as President of the Upper Santa Clara Valley Joint Powers Authority from 2018 to 2020; and

WHEREAS, Ms. Gutzeit was a Director on the Santa Clarita Valley Water Agency Financing Corporation and serves on the Santa Clarita Valley Groundwater Sustainability Agency Board of Directors which is responsible for sustainably managing groundwater in the Santa Clara River Valley East Subbasin; and

WHEREAS, Ms. Gutzeit was instrumental in her leadership and support of the vision of combining Castaic Lake Water Agency and Newhall County Water District to form the Santa Clarita Valley Water Agency; and

WHEREAS, Ms. Gutzeit supported the Agency's mission statement of providing responsible water stewardship to ensure the Santa Clarita Valley has reliable supplies of high quality water at a reasonable cost; and

WHEREAS, Ms. Gutzeit has provided valuable water industry insights to the Agency's Board of Directors; and

WHEREAS, the Santa Clarita Valley Water Agency Board of Directors deem it most fitting that Ms. Gutzeit's outstanding service to the Santa Clarita Valley Water Agency and the customers it serves be appropriately recognized.

NOW, THEREFORE, BE IT RESOLVED, that the Santa Clarita Valley Water Agency Board of Directors acknowledges and recognizes Maria Gutzeit for her 17 years of public service to the Board of Directors of both the Newhall County Water District and the Santa Clarita Valley Water Agency and thanks her for her support of the Board, employees and customers of the Santa Clarita Valley Water Agency through her many significant contributions and leadership during her time as a Board member.

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BOARD MEMORANDUM

DATE: November 30, 2020
TO: Board of Directors
FROM: General Counsel
SUBJECT: (1) Conduct a Public Hearing Regarding an Ordinance to Increase Director Compensation Rate and (2) Discuss the Director Compensation Rate and Consider Whether to Adopt an Ordinance to Increase It or Not

SUMMARY/DISCUSSION

Members of the Board of Directors are entitled to receive compensation for each day in which they attend authorized meetings or perform authorized services in their capacity as an Agency Director, with a limit of one meeting/service per day, with a maximum of ten days per month and subject to limits in the Board of Directors Policies and Procedures Manual. This compensation is commonly referred to as Director's per diem.

Section 13(c) of the Santa Clarita Valley Water District Act (the "Act") set the initial Board of Director per diem at \$228.15, which was the per diem in place for the Castaic Lake Water Agency immediately prior to the merger (December 2017). The Act further provides that such initial compensation may be adjusted in accordance with the Water Code. Water Code Section 20200 et seq. allows for increases in per diem provided that they are done by ordinance following a noticed public hearing. In addition, there is a limit. Any increase may not exceed 5 percent of the last authorized compensation amount. As a result, in the case of the Agency, the Director's per diem could only be increased up to a maximum of 5% of \$228.15, which is \$11.40.

The Board of Directors commit significant time and energy toward serving the community by preparing for and attending Board meetings, workshops, conferences, and various community functions to fulfill SCV Water's Mission. Board of Director compensation is meant to fairly compensate Directors for their time and effort, and is a means of encouraging qualified community members to offer their service to the community. Since the Director per diem has not been increased since it was established by the Act effective January 1, 2018, the Board President directed staff to conduct a survey of Director compensation of other comparable agencies to establish a generally accepted compensation level consistent with the public water industry in southern California. The survey is attached to this staff report (Attachment 1).

The Board President also placed this item on the agenda for the full Board to consider and discuss whether to increase the Director's per diem or not. The item is placed on the agenda as an action item and a draft Ordinance is attached (Attachment 2) if the Board decides to increase the per diem. In addition, the agenda includes a public hearing and notice of the public hearing (Attachment 3) has been provided consistent with the requirements of the Act. If the Ordinance is adopted, it will go into effect 60 days after adoption.

FINANCIAL CONSIDERATIONS

If the Board votes to increase the compensation rate there will be a financial impact of the increased rate.

RECOMMENDATION

Discuss Board Member Compensation and decide whether to adopt the attached proposed ordinance or not.

Attachments

M65

ATTACHMENT 1

2020 Stipend Survey

Agency	Contact	Phone	Current Stipend <small>(Allowed 10 days of service/Month)</small>	Last Increase	Notes
Irvine Ranch Water District	Leslie Bonkowski, Board Secretary	(949) 453-5300	\$300/Meeting	1/1/2020	Per Leslie Bonkowski
Coachella Valley Water District	Sylvia Bermudez, Board Secretary	(760) 398-2651 ext. 2215	\$223/Meeting	2010	Per Yolanda, Admin Assistant - Same
Cucamonga Valley Water District	Cindy Ciscernos, Board Secretary	(909) 483-7434	\$250/day of service	2015	Per Taya Victorino, Assistant to the Board - Same
Inland Empire Utilities Agency	Denise Garzaro, Board Secretary	(909) 993-1600	\$260/Meeting	7/1/2019	Per Denise Garzaro
West Basin Municipal Water District	Julie Frazier-Mathews, Administrative Services Mgr.	(310) 217-2411 ext 6258	\$269.37/Meeting	2020	Increase every year
Santa Margarita Water District	Kelly Radvansky, Board Secretary	(949) 459-6400 ext 6642	\$270.00/Meeting	08/2019	Per Stacey Bruno, Exec Assistant
Municipal Water District of Orange County	Janice Durant, Board Secretary	(714) 378-3200 ext 3233	\$300.00/Meeting	3/18/2019	Voted 01/16/19 with effective date 03/18/19 - BOD declined to increase in 2020 by a 5 to 4 vote and 1 Absent
Las Virgenes Municipal Water District	Josie Guzman, Board Secretary	(818) 251-2100 (818) 251-2123 Cell	\$220/Meeting	04/2017	Per Josie - Same
Desert Water Agency	Sylvia Baca, Board Secretary	(760) 323-4971	\$389.75/Meeting	2015	Per Sylvia - Same (Stipend increase was placed on a freeze in 2015)
Three Valley's Municipal Water District	Kirk Howie, Chief Administrative Officer	(909) 621-5568	\$200.00/Meeting	2/21/2007	
Calleguas Basin Municipal Water District	Kara Wade, Executive Secretary	(805) 526-9323	\$225/Meeting	3/16/2019	Per Kara Wade
Central Basin Municipal Water District	Sharon Kumar, Board Secretary	(323) 201-5500	\$233.17/Day of service	2013	Stipend increase was placed on a freeze in 2013
Santa Clarita Valley Water Agency	April Jacobs, Board Secretary	(661) 297-1600	\$228.15/Meeting	2018	No increase since SCV Water was established
Casitas Municipal Water District	Rebecca Vierra, Board Secretary	(805) 649-2251	\$198.02/Meeting	11/10/2019	Per Rebeca Vierra

Without SCV Water	With SCV Water
Average = \$256.80	Average = \$254.75
Median = \$250.00	Median = \$241.59

Updated 10/29/2020

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ATTACHMENT 2

ORDINANCE NO. ____

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE SANTA CLARITA VALLEY WATER AGENCY ADOPTING ORDINANCE NO. __ TO INCREASE DIRECTOR COMPENSATION

WHEREAS, effective January 1, 2018, the Santa Clarita Valley Water Agency Act (the "Act") reorganized the Castaic Lake Water Agency ("CLWA") and Newhall County Water District ("NCWD") into a new public agency called the Santa Clarita Valley Water Agency ("SCV Water" or "Agency"); and

WHEREAS, the Act made SCV Water the successor to all of CLWA and NCWD's rights, duties, obligations, contracts, responsibilities, assets, entitlements, and liabilities, among other things; and

WHEREAS, Section 13(c) of the Act set the initial Board of Director compensation for attending meetings and authorized days of service at \$228.15 and provides that such initial compensation may be adjusted in accordance with the Water Code; and

WHEREAS, Water Code Section 20201 requires that any increase in compensation must be done by ordinance following a noticed public hearing; and

WHEREAS, Water Code Section 20202 allows for an annual increase not to exceed 5 percent of the last authorized compensation amount; and

WHEREAS, Board of Directors commit significant time and energy toward serving the community by preparing for and attending Board meetings, workshops, conferences, and various community functions to fulfill SCV Water's Mission; and

WHEREAS, Board of Director compensation is meant to fairly compensate Directors for their time and effort, and is a means of encouraging qualified community members to offer their service to the community; and

WHEREAS, the Board of Directors has conducted a survey of Director compensation of other comparable agencies to establish a generally accepted compensation level consistent with the public water industry in southern California; and

WHEREAS, based on such survey, the SCV Water Board of Director compensation rate is below the average and below the median; and

WHEREAS, the Board of Directors has not increased the Board of Directors compensation amount since the Agency was created in January 2018 and has determined that a __ percent increase is appropriate; and

WHEREAS, notice of the required public hearing was published by the Agency twice in a newspaper of general circulation as required by law on December 4, 2020 and December 11, 2020; and

WHEREAS, on December 15, 2020 the Board conducted a noticed public hearing on this Ordinance and heard any public comment regarding an adjustment in Board of Director compensation.

NOW THEREFORE BE IT ORDAINED, BY THE BOARD OF DIRECTORS OF THE SANTA CLARITA VALLEY WATER AGENCY AS FOLLOWS:

1. The Board of Director daily compensation rate for attending meetings and authorized days of service is increased to \$ _____.
2. This Ordinance shall become effective 60 days from the date of its passage, unless suspended, amended or rescinded by the Board or pursuant to law before that date.

ATTACHMENT 3

**NOTICE OF PUBLIC HEARING
REGARDING CONSIDERATION OF ORDINANCE
TO INCREASE COMPENSATION FOR MEMBERS OF THE
BOARD OF DIRECTORS OF THE
SANTA CLARITA VALLEY WATER AGENCY**

**TUESDAY, DECEMBER 15, 2020, 6:30 PM
TELECONFERENCE**

**Call-In Number 1-(866)-899-4679 Access Code 188-531-853 or GoToMeeting
by entering the link <https://global.gotomeeting.com/join/188531853>**

PLEASE TAKE NOTICE that on Tuesday, December 15, 2020 at 6:30 PM or shortly thereafter, the Board of Directors of the Santa Clarita Valley Water Agency (SCV Water) will hold a public hearing to consider adoption of an ordinance to increase the amount of compensation paid to the Board of Directors.

A copy of the proposed Ordinance is available for review at the District Office.

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Minutes of the Regular Meeting of the Board of Directors of the Santa Clarita Valley Water Agency – December 1, 2020

A regular meeting of the Board of Directors of the Santa Clarita Valley Water Agency was held via teleconference at 6:30 PM on Tuesday, December 1, 2020. A copy of the Agenda is inserted in the Minute Book of the Agency preceding these minutes.

DIRECTORS PRESENT: B. J. Atkins, Ed Colley, Kathy Colley, William Cooper, Robert DiPrimio, Jeff Ford, Jerry Gladbach, Maria Gutzeit, R. J. Kelly, Gary Martin and Lynne Plambeck via teleconference.

DIRECTORS ABSENT: Dan Mortensen.

Also present via teleconference: General Manager Matthew Stone, General Counsel Tom Bunn, Board Secretary April Jacobs, Assistant General Manager Steve Cole, Chief Financial and Administrative Officer Eric Campbell, Chief Engineer Courtney Mael, Chief Operating Officer Keith Abercrombie, Director of Finance and Administration Rochelle Patterson, Director of Tech Services Cris Perez, Director of Water Resources Dirk Marks, Principal Engineer Jason Yim, Senior Engineer Shadi Bader, Associate Engineer Elizabeth Sobczak, GIS Supervisor/Planner Jose Huerta, Human Resources Supervisor Ari Mantis, Administrative Technician JoAnna Brison, Senior Management Analyst Kim Grass, Administrative Analyst Cheryl Fowler, Financial Analyst Darine Conner, Management Analyst Erika Dill, Public Information Officer Kathie Martin, Executive Assistant Leticia Quintero, Safety Officer Mark Passamani, Administrative Assistant Terri Bell, IT Technician Jonathan Thomas, Accounting Tech II Kyle Arnold, CPS HR Consultant Suzanne Ansari, and members of the public.

President Martin called the meeting to order at 6:30 PM. A quorum was present.

Upon motion of Director Plambeck, seconded by Director Cooper and carried, the Board approved the Agenda by the following roll call votes (Item 4):

Director Atkins	Yes	Director E. Colley	Yes
Director K. Colley	Yes	Director Cooper	Yes
Director DiPrimio	Yes	Director Ford	Yes
Vice President Gladbach	Yes	Vice President Gutzeit	Yes
Director Kelly	Yes	President Martin	Yes
Director Mortensen	Absent	Director Plambeck	Yes

Upon motion of Director Plambeck, seconded by Director K. Colley and carried, the Board approved the Consent Calendar which included Resolution No. SCV-185 by the following roll call votes (Item 5):

Director Atkins	Yes	Director E. Colley	Yes
Director K. Colley	Yes	Director Cooper	Yes
Director DiPrimio	Yes	Director Ford	Yes
Vice President Gladbach	Yes	Vice President Gutzeit	Yes
Director Kelly	Yes	President Martin	Yes
Director Mortensen	Absent	Director Plambeck	Yes

RESOLUTION NO. SCV-185

**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE SANTA CLARITA VALLEY WATER AGENCY
APPROVING STATEMENTS OF WORK AND A HOSTING SERVICE AGREEMENT
WITH SYSTEMS & SOFTWARE (S&S) FOR
ENQUESTA v6 CLIENT INFORMATION SYSTEM (CIS) UPGRADE**

<https://yourscvwater.com/wp-content/uploads/2020/12/SCV-Water-Approved-Resolution-120120-Resolution-SCV-185.pdf>

Upon motion of Vice President Gladbach, seconded by Director DiPrimio and carried, the Board approved the revised Reserve Fund Policy by the following roll call votes (Item 6.1):

Director Atkins	Yes	Director E. Colley	Yes
Director K. Colley	Yes	Director Cooper	Yes
Director DiPrimio	Yes	Director Ford	Yes
Vice President Gladbach	Yes	Vice President Gutzeit	Yes
Director Kelly	Yes	President Martin	Yes
Director Mortensen	Absent	Director Plambeck	Yes

Upon motion of Vice President Gladbach, seconded by Director Atkins and carried, the Board approved (1) changes to the Agency's classification structure, (2) the proposed new classification plan and salary ranges as outlined in the CPS HR Consulting reports in Attachments C and D (refer to staff report) and (3) added Range 50 to the Classification Plan moving the Assistant General Manager to the new range of 50, and increasing the bottom and top salary by 5% above Range 49, all changes would be effective on January 1, 2021 by the following roll call votes (Item 6.2):

Director Atkins	Yes	Director E. Colley	No
Director K. Colley	Yes	Director Cooper	Yes
Director DiPrimio	Yes	Director Ford	Yes
Vice President Gladbach	Yes	Vice President Gutzeit	Yes
Director Kelly	Yes	President Martin	Yes
Director Mortensen	Absent	Director Plambeck	Yes

Upon motion of Director Cooper, seconded by Director DiPrimio and carried, the Board approved an increase in the General Manager's salary from \$23,781.12 per month to \$25,445.80 per month, annual salary increased to \$305,349.63, which is a 7 percent increase effective December 28, 2020 and a \$15,000 bonus with the inclusion that a matrix of specific measurable goals and objectives would be assigned to the General Manager next year by the following roll call votes (Item 7.1):

Director Atkins	Yes	Director E. Colley	No
Director K. Colley	Yes	Director Cooper	Yes
Director DiPrimio	Yes	Director Ford	Yes

Vice President Gladbach	Yes	Vice President Gutzeit	Yes
Director Kelly	Yes	President Martin	Yes
Director Mortensen	Absent	Director Plambeck	Yes

General Manager’s Report on Activities, Projects and Programs (Item 8).

The General Manager reported on the following:

- The General Manager started out with thanking the Board for its thoughtful and constructive annual evaluation and for tonight’s salary adjustment. He reported that he is nearing his fifth anniversary in the Santa Clarita Valley and his third year with the combined SCV Water Agency, saying it has been an ongoing series of challenges, which makes the work interesting and rewarding when we reach a goal or an outcome along the way. Further he said, working with the Board and staff is a great pleasure, with an abundance of dedicated and passionate people working to achieve SCV Water Agency’s mission for our community, he is grateful to play a role in that larger effort.
- Next, he updated the Board on the resurgence of COVID-19 nationally, in California, and in Los Angeles County. He informed the Board that last week the Agency experienced its first confirmed COVID-19 case. In total for the week there were three cases. These were members of our staff in three different work areas and buildings, and two different locations.

Staff initiated a review of potential contacts in each case and based on CDC criteria asked three employees to self-quarantine at home as well as get tested. Also asked others with shorter contacts to test as a precaution. Thus far, all tested staff other than the three cases have tested negative. Given the prevalence in the community it is possible we could see additional cases. We have reviewed our protective measures and will be emphasizing continued use of face coverings, social distancing, remote work where possible and other strategies.

- He then reported that earlier this year, the Agency started the process of evaluating the potential to “buy out” SCV Water Agency’s two solar power purchase agreements and take ownership of the solar generating assets. That process is provided for in the PPA agreements. We have been working with the current owner/trustee Goldman Sachs to go through that process, which includes determining an appropriate termination value on which to base the terms of the buyout. We hope to have the process completed in late December 2020 or early January 2021. Depending on the outcome and timing, we may need to schedule a special Board meeting to take action to authorize going forward.
- In response to an an earlier public comment made tonight regarding PFAS testing, he wanted to note that the Agency made a decision early on to test all of its wells (other than those that cannot be operated due to maintenance or non-operable status). Thus we have PFAS data for almost every well, and all active wells, and have been sampling on a quarterly basis.
- Lastly, he thanked Rochelle Patterson, Ari Mantis, managers, staff and the consultant team for completing the classification and compensation study, stating it was truly a huge effort.

Committee Meeting Recap Reports for Informational Purposes Only (Item 9).

There were no comments on the recap reports.

Written Reports for Informational Purposes Only (Item 10).

There were no comments on the written reports.

President's Report (Item 11).

President Martin reminded the Board that the December 3, 2020 Engineering and Operations Committee meeting has been cancelled the next meeting will be on January 7, 2021 and the ACWA Virtual Conference starts Wednesday (December 2, 2020) for those who are registered.

He also gave a brief comment about the earlier public comment made regarding the SCV Water Attorneys being "Slick Attorneys". He stated that both Mr. Bunn and Mr. Byrne are thoughtful, professional Attorneys and they make every effort to interpret the law correctly and the Board trusts their interpretation and we specifically trust their interpretation in regards to what the Central Park Ad Hoc Committee is doing.

AB 1234 Written and Verbal Reports (Item 12).

Director Cooper gave a brief update on the November 30, 2020 Central Park Ad Hoc Committee meeting where Vice President Gutzeit and Directors E. Colley, Kelly, Mortensen and himself as well as SCV Water staff attended virtually. He stated that a recommendation would be coming back to the Board at the next regular Board meeting.

President Martin reported that he attended the Virtual ACWA/JPIA Board meeting held on November 30, 2020.

Director Atkins reported that he attended the Virtual VIA Bash – An Evening of Hope and Inspiration on November 14, 2020.

There were no further AB 1234 Reports.

Director Reports (Item 13).

Vice President Gladbach reported that he attended and chaired the recent ACWA/JPIA meeting where there were two items that he wanted to advise the Board on:

- 1.) ACWA staff has done an awesome job this year in spite of COVID-19. He informed the Board that two of their Claims Departments were audited by the State. One of them got 100 out of 100 possible points and the other was the third best in the state.

- 2.) California Water Insurance Fund is the entity that the JPIA created in Utah, one of the benefits of this creation was the increase on return of investment. He stated that regardless of how this year has been on investments, it was reported that they have gotten 7.3 percent year over year for the investment. He wanted to thank the Board for letting him serve on the ACWA/JPIA Board.

There were no other Director reports.

Director Requests for Approval for Event Attendance (Item 14).

There were no Director requests for event attendance.

Request for Future Agenda Items (Item 15).

There were no requests for future agenda items.

The meeting was adjourned at 8:56 PM **(Item 16)**.

April Jacobs, Board Secretary

ATTEST:

President of the Board

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RESOLUTION NO. ____

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE SANTA CLARITA VALLEY WATER AGENCY
HONORING AND COMMENDING BOB KELLER
FOR HIS SERVICE AND DEDICATION**

WHEREAS, Bob Kellar has been a resident of the Santa Clarita Valley and has played an active role in the community for the past 36 years; and

WHEREAS, Mr. Kellar spent the past nearly four decades as a community leader and representative of the Santa Clarita Valley; and

WHEREAS, Mr. Kellar served on the City of Santa Clarita City Council for over 20 years, was elected as Mayor four times (2004, 2008, 2013 and 2016) and served as Chair of the City's Planning Commission; and

WHEREAS, Mr. Kellar has also served on several local non-profit boards and committees, including: President of the Canyon Country Chamber of Commerce and where he helped incorporate the Santa Clarita Valley Chamber of Commerce, President of the Santa Clarita Division of the Southland Regional Association of Realtors, a 20+ year member the Santa Clarita Valley Veterans Memorial Committee and a member of the Henry Mayo Memorial Hospital Foundation; and

WHEREAS, Mr. Kellar has always been a great supporter of the Santa Clarita Valley Water Agency, including the initial support to create a regional water agency to serve the Santa Clarita Valley; and

WHEREAS, Mr. Kellar has provided leadership and input on many water issues affecting the Santa Clarita Valley, including critical water issues such as water supply reliability and groundwater contamination; and

WHEREAS, Mr. Kellar serves on the Santa Clarita Valley Groundwater Sustainability Agency Board of Directors which is responsible for sustainably managing groundwater in the Santa Clara River Valley East Subbasin; and

WHEREAS, Mr. Kellar has been an advocate and valued resource by his involvement in addressing perchlorate contamination issues at the Whittaker-Bermite site, including being a driving force to bring stakeholders together to get the site cleaned up and move forward with responsible development; and

WHEREAS, the Directors of the Santa Clarita Valley Water Agency would like to appropriately recognize Mr. Kellar for his outstanding community service to the people of the Santa Clarita Valley and the Agency.

NOW, THEREFORE, BE IT RESOLVED, that the Santa Clarita Valley Water Agency and its Board of Directors do hereby express to Bob Kellar, their utmost appreciation for his years of dedicated and outstanding service to the Santa Clarita Valley.

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RESOLUTION NO. ____

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE SANTA CLARITA VALLEY WATER AGENCY
HONORING AND COMMENDING
BETTE BOATMUN
FOR HER SERVICE AND DEDICATION**

WHEREAS, Bette Boatmun was elected to the Contra Costa Water District Board of Directors in 1974 and served on the Board of Directors through 2020; and

WHEREAS, Ms. Boatmun served as President of the Contra Costa Water District Board of Directors from 1990-1992 and Vice President from 1981-1989; and

WHEREAS, Ms. Boatman has supported numerous projects for Contra Costa Water District, including the construction and expansion of the Los Vaqueros Reservoir and building the Randall-Bold Water Treatment Plant; and

WHEREAS, Ms. Boatmun was actively involved in ACWA throughout her career and led the Association as President from 2002-2003; and

WHEREAS, Ms. Boatmun received ACWA's Lifetime Achievement Award recognizing individuals who have made a remarkable and lasting contribution to California water; and

WHEREAS, Ms. Boatmun has been an active member of community organizations including the Concord American Association of University Women, League of Women Voters of Diablo Valley, Sons of Italy and Soroptimist International; and

WHEREAS, Ms. Boatmun has been a pioneer for women in the water industry; and

WHEREAS, the Directors of the Santa Clarita Valley Water Agency would like to recognize Ms. Boatmun for her outstanding community service, not only to her local community but to the water industry as a whole.

NOW, THEREFORE, BE IT RESOLVED, that the Santa Clarita Valley Water Agency Board of Directors does hereby recognize Bette Boatmun for her years of dedication and service to the water industry and the people it serves.

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RESOLUTION NO. SCV-_____

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE SANTA CLARITA VALLEY WATER AGENCY
HONORING AND COMMENDING
DIANNA SUTTON
FOR HER SERVICE AND DEDICATION**

WHEREAS, Dianna Sutton was employed with ACWA/JPIA for over 23 years; and

WHEREAS, Ms. Sutton worked with the members of the ACWA/JPIA Executive Committee; and

WHEREAS, Ms. Sutton prepared the member districts refunds for over 23 years, with over \$65 million being returned to its members since the end of 1999; and

WHEREAS, Ms. Sutton has served as Special Projects Manager of ACWA/JPIA and guided three software conversions and advised the Finance Department when called upon; and

WHEREAS, Ms. Sutton managed the Finance Department for over 22 years at ACWA/JPIA, managing the financial statements, audits, GASB compliance, investment reporting, pension liaison with CalPERS, retirement planning assistance, deferred compensation, member refunds, and other financial responsibilities; and

WHEREAS, Ms. Sutton from 2014-2017 was the Chair of the CAJPA Finance Committee; and

WHEREAS, Ms. Sutton has proved to be a valuable asset to ACWA/JPIA and should be recognized for her dedication.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Santa Clarita Valley Water Agency does hereby deem it appropriate to recognize Dianna Sutton for her 23 years of outstanding service and dedication to the ACWA/JPIA and the community and customers it serves.

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RESOLUTION NO. ____

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE SANTA CLARITA VALLEY WATER AGENCY
HONORING AND COMMENDING
BOBBETTE WELLS
FOR HER SERVICE AND DEDICATION**

WHEREAS, Bobbette Wells started her employment with ACWA/JPIA 13 years ago as Administrative Assistant to Andy Sells who was the Finance Manager at the time; and

WHEREAS, Ms. Wells brought an acute organizational and project management skill set with her to that position; and

WHEREAS, Ms. Wells due to her commitment and dedication was promoted to Executive Assistant to the Chief Executive Officer (CEO), when Mr. Sells was promoted; and

WHEREAS, Ms. Wells chaired the JPIA Wellness Committee and was influential in raising the awareness of the importance of healthy practices among staff; and

WHEREAS, Ms. Wells proved to be an asset to both the CEO of ACWA/JPIA and ACWA/JPIA as a whole with her dedication and professionalism.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Santa Clarita Valley Water Agency does hereby deem it appropriate to recognize Bobbette Wells for her 13 years of outstanding dedication and service to ACWA/JPIA and the community and customers it serves.

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BOARD MEMORANDUM

DATE: December 8, 2020
TO: Board of Directors
FROM: Eric Campbell
Chief Financial and Administrative Officer

SUBJECT: Approve a Revised CFD Policy and Resolutions Authorizing (1) the Execution of a Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority (CFMA), and (2) Participation in the CFMA's Bond Opportunities for Land Development (BOLD) Program and Other Related Actions in Establishing a CFD for the Spring Canyon Development

SUMMARY

This report provides an update of the work being done by Staff regarding the creation of a Community Facility District ("CFD") for the Spring Canyon Development and a recommendation from the Finance and Administration Committee to support the continuation of this work. The action requested tonight does not commit the Agency to create a CFD, it only enables further work on the matter. The Agency has worked with its legal team to prepare resolutions to join the California Municipal Finance Authority (CMFA) (Attachment 2) and enter a Joint Exercise of Powers Agreement (Exhibit A) with the CMFA, and to authorize participation in the CMFA's Bond Opportunities for Land Development (BOLD) Program and certain other matters (Attachment 3). Certain other matters" that are included in Attachment 3 are as follows:

1. Amending the Agency's existing CFD Policy (Exhibit B) to clarify that a State Agency other than SCV Water must be the Administrator of any CFD's the Agency participates in, replacing the existing language that only includes the California Statewide Community Development Association ("CSCDA").
2. Requirement that prior to formation of a CFD, staff is directed to enter into a deposit and reimbursement agreement, acquisition agreement, and joint community facilities agreement (as needed), and;
3. Specific infrastructure projects and their final cost estimates will be brought to the Board at a future meeting for determination of whether forming a CFD will generate sufficient public benefit to the Agency's customers.

Approval of the recommendation and related resolutions presented with this report will not commit the Agency to participate in a CFD for the Spring Canyon Project or approve the CFD financing of any specific projects. The requests being made in this report and related attachments enable the continuation of work on this project. The recommendation will enable Staff to work further on this project and return to the Board with a final set of agreements and the specific infrastructure items and costs to be included in the CFD financing.

DISCUSSION

CFDs are often created for establishing a method of financing public improvements, fees, or services by imposing a "special tax" on real property in a defined geographic area. CFDs issue bonds repaid by property owners, including homeowners through an annual levy of the CFD special tax. The special tax is commonly referred to as a "Mello-Roos" tax. The Agency and its predecessor organizations have not historically participated in CFDs.

CFDs assist developers with financing the cost of public facilities and services through the levy of a special tax. Spring Canyon has requested such assistance, and future development within the Agency's service area may similarly request such assistance in the future. CFDs can be formed by the Agency, in which case the CFD is administered and will be managed by a third party such as CMFA through its BOLD program.

The BOLD program is structured as a CFD administered by CMFA. CMFA is a joint exercise of powers authority the members of which include numerous cities, counties, and other local agencies in the State. Developers may elect to use the BOLD program as a tool to fund their infrastructure requirements for their future development. The CFD formed by CMFA would then levy special taxes on property within the boundaries of the CFD, which will in turn be used to service the debt on bonds issued by CMFA to finance the required infrastructure. The advantage of working with CMFA is that the Agency does not have to administer the CFD or manage the levy or collection of special taxes, or issue debt. The proceeds of the debt will be administered by the CMFA to fund infrastructure, subject to certain spending restrictions and requirements affecting the debt.

At the March 3, 2020 Board meeting, a Community Facility District (CFD) Policy was approved. The CFD Policy establishes requirements that must be met for the Santa Clarita Valley Water Agency (Agency; SCV Water) to participate in financing infrastructure costs through a CFD.

Since then, staff has been working on joining the California Municipal Finance Authority's CMFA's Bond Opportunities for Land Development (BOLD) program. This was prompted by the June 15, 2020 Finance & Administration Committee (Committee) meeting, where the Spring Canyon Development builder and financial advisor presented three scenarios to consider for possible formation of a CFD. The Committee mentioned its concerns and advised the builder to take them into consideration and return with a proposal that addresses the concerns and would enable next steps in the CFD creation process. The builder has come back with a proposal (Attachment 1) for a CFD for the minimum amount of infrastructure financing (Scenario 3 of Table 1 of this report) needed to make the project viable, and analysis of the expected tax rate and tax assessment to the average size and value of home in the project.

Participation in the BOLD program will be available to future developers. However, projects to be financed through the BOLD program will first have to be approved by the Agency's Board of Directors. Specifically, the SCV Water Community Facility District Policy ("Policy"), Section 3.0 "LIMITS AND CONSTRAINTS FOR CFD PARTICIPATION" has certain limitations on use of CFDs for funding infrastructure, set forth below:

3.0 LIMITS AND CONSTRAINTS FOR CFD PARTICIPATION

For the Agency to consider participating in a CFD, the following conditions must be met:

1. Facility Capacity Fees will not be financed
2. On a case-by-case basis, there must be a benefit to the Agency's customers as determined by the sole discretion of the Board
3. Staff time must be available to carry out the Agency's responsibilities in establishing and administering the CFD, and the Agency's ongoing administration costs must be included in the special tax
4. A Deposit and Reimbursement Agreement between the Agency and the developer must be agreed upon whereby the developer pays all the Agency's costs, including third party consultant and legal costs
5. Prior to the formation of the CFD or the issuance or sale of special tax bonds, the Agency and Developer will have completed an Acquisition Agreement, setting forth the terms upon which the Agency will acquire the specific infrastructure to be funded by the CFD and acquired using proceeds of the special taxes and/or bonds
6. All Agreements shall be governed by, construed and enforced under the

Constitution and laws of the State of California. Venue for any legal actions involving this Agreement shall rest with the Superior Court, County of Sacramento

7. Another public agency must be the primary administrator.

Importantly, these limitations require that the Agency’s Board determine, on a case-by-case basis, that there is a benefit to the Agency’s customers. Additionally, capacity fees cannot be financed, and the Agency must have some form of agreement that will ensure the Agency’s costs are reimbursed.

Section 7 of the Policy provides that the California Statewide Communities Development Authority (CSCDA) may administer future CFDs. However, staff is now recommending that the Agency instead use CMFA and the BOLD program for the specific development (Spring Canyon Development) under current consideration. Staff has included suggested revisions to the Policy to ensure inclusion of the BOLD program.

Spring Canyon Development

The Spring Canyon Development is the impetus for the BOLD program. The Spring Canyon Development consists of 492 single family residential lots and is estimated to have approximately \$59,450,000 in infrastructure costs as shown in Table 1. Scenario 3 in Table 1 contains the infrastructure costs that have been further analyzed by the builder and Committee for inclusion in a Spring Canyon Development CFD.

Table 1

Project Site	Estimated Cost ⁽¹⁾	Scenario 1	Scenario 2	Scenario 3
Water Tank	\$ 4,813,400	X	X	X
Pump Station	\$ 5,426,500	X	X	X
Yellowstone Sewer Lift Station	\$ 5,068,200	X	X	X
Shadow Pines Sewer Lift Station ⁽²⁾	\$ 7,000,000	X	X	X
Mammoth Lane Waterline	\$ 1,560,200	X	X	X
Backbone Sewer	\$ 682,500	X	X	X
Backbone Water	\$ 1,952,850	X	X	X
In-Tract Sewer	\$ 3,345,600	X	X	
In-Tract Water	\$ 6,690,800	X	X	
Drainage Improvements	\$ 8,511,800	X		
SWPPP	\$ 1,073,500	X		
Onsite Storm Drain System	\$ 13,322,800	X		
TOTAL COST	\$ 59,448,150	\$ 59,448,150	\$ 36,540,050	\$ 26,503,650

⁽¹⁾The builder has noted that the full amount of project costs included in Scenario 1 may exceed CFD financing limits by the public agency that will be managing the administration of the CFD.

Scenario 3: This scenario includes the minimum amount of CFD financing required to make this project economically viable. Scenario 3 conforms with the Agency’s CFD policy. The primary benefit for this scenario is that it enables the project to occur. Following the June 15, 2020 Finance and Administration Committee meeting, the builder was able to confirm that this scenario only includes Regional level infrastructure (no In-Tract, retail distribution infrastructure).

If ultimately approved at a future Board meeting, and as described above, administration of the Spring Canyon Development CFD would be carried out by the CMFA. The CMFA has limits on the amount of financing that can be approved based on property value, and a limit on the special tax that can be charged to each property. These limits have been estimated for this discussion and would be part of the CFD development process with the CMFA. Table 2 shows the estimated average home size and price, existing Ad Valorem tax rates and taxes, the proposed

CFD special tax amount and total taxes projected to be collected from the average priced house (\$14,179), and the combined projected tax rate (1.78%).

Table 2: Project Assumptions, List of Property Tax Components, and Estimated Tax Rate

Project Assumptions	Amount
Estimated W. Avg. Home Size (sf)	2,820 sf
Estimated W. Avg. Base Home Price ⁽¹⁾	\$796,126
Ad Valorem Tax Rates	
General (1.0000%)	\$7,961
Sulphur Springs SD (0.0198%)	\$158
William S. Hart UHSD (0.0549%)	\$437
Santa Clarita Valley CCD (0.0295%)	\$235
Castaic Lake Water Agency (0.0706%)	\$562
Direct Charges⁽²⁾	
Combined Existing Direct Charges	\$1,508
Proposed CFD Special Tax	\$3,318
Total Annual Property Taxes Collected	\$14,179
Property Taxes as % of Home Value	1.781%
Unit Mix	492
Total CFD Annual Tax Collections	\$1,632,268
Total Annual Special Taxes for Debt Service ⁽³⁾	\$1,438,425

(1) Home price is net of homeowner's exemption (\$7,000).

(2) Direct charges include taxes and assessments for LA County parks and recreation, lighting district, solid waste services, library services, sanitation, fire services, mosquito abatement, sewer maintenance, drainage and trauma/emergency services.

(3) Annual taxes reduced for annual administration fee (estimated to be \$50,000) and to provide 110% of debt service coverage.

To generate the financing proceeds required, a set of preliminary assumptions have been developed and are included in Table 3. These numbers are expected to change if work continues on the financing. Included in Table 3 is the interest rate used for CFD financing with State tax-exempt bonds. Using an interest rate of 4.5% results in a fairly conservative (high) borrowing cost. This was used to project a conservative ratio of property taxes as a percentage of home value for the Spring Canyon Project (Table 2, 1.781%). This is being shown to illustrate that the estimated bond amount and resulting financing costs will not reach or exceed the 2% cap of this ratio.

Table 3: Project CFD Bond Assumptions

Bond Assumptions	Amount
Bond Amount (30 Year Term)	\$31,380,000
Interest Rate	4.50%
Underwriter's Discount (1.75%)	(\$549,150)
Capitalized Interest (1 Year)	(\$1,412,100)
Reserve Fund	(\$2,572,506)
Cost of Issuance	(\$300,000)
Total Net Construction Proceeds	\$26,546,244

As required by the Agency's CFD policy, the Agency must find that there is a public benefit to the Agency's customers in order to move forward with formation of a CFD through CMFA for Spring Canyon. Staff is recommending inclusion of Spring Canyon within a CMFA-administered CFD because it will provide public benefits to the Agency's customers, including:

1. Pressure Zone 3 will have improved water pressure due to the sizing of the water tank. In addition, maintenance to the existing and new water tank will be less difficult on customers due to having a backup tank remain online while the other is taken out for maintenance. The additional water tank will also provide additional capacity for the local neighborhoods resulting in increased reliability of service.
2. A water pump station will improve the consistency of water pressure from Zone 1 through Zone 3.
3. The upgrade of the Shadow Pines Sewer Lift Station that is required for the City of Santa Clarita to take ownership of this component of existing sewer infrastructure.

Prudent Management of Risk

The SCV Water Community Facility District Policy, Section 4.0 “PRUDENT MANAGEMENT OF RISK” includes ten items that, as a matter of policy, must be met for a CFD to be developed and will be applicable to CMFA. Based on the direction of the Committee, staff has worked with its legal team to prepare resolutions as needed to join the CMFA and to authorize participation in the BOLD program and certain other matters. These resolutions are attached. Next steps in the development of a CFD for the Spring Canyon Development would be for the Agency to join the CFMA and begin working with the CFMA on preparation of a Reimbursement Agreement, and a Funding and Acquisition Agreement. The Reimbursement Agreement covers how the Developer will reimburse the Agency’s relevant legal, consultant and administrative costs incurred. The Funding and Acquisition Agreement outlines procedural requirements for accepting completed improvements and conditions for reimbursement to Developer.

On July 20, 2020, the Finance and Administration Committee found sufficient value to existing customers to take this matter to the Board to approve resolutions authorizing (1) the execution of a Joint Exercise of Powers Agreement relating to the California Municipal Finance Authority (CFMA), and (2) participation in the CFMA’s Bond Opportunities for Land Development (BOLD) Program and other related actions to continue the process of establishing a CFD for the Spring Canyon Development.

FINANCIAL CONSIDERATIONS

None currently.

RECOMMENDATION

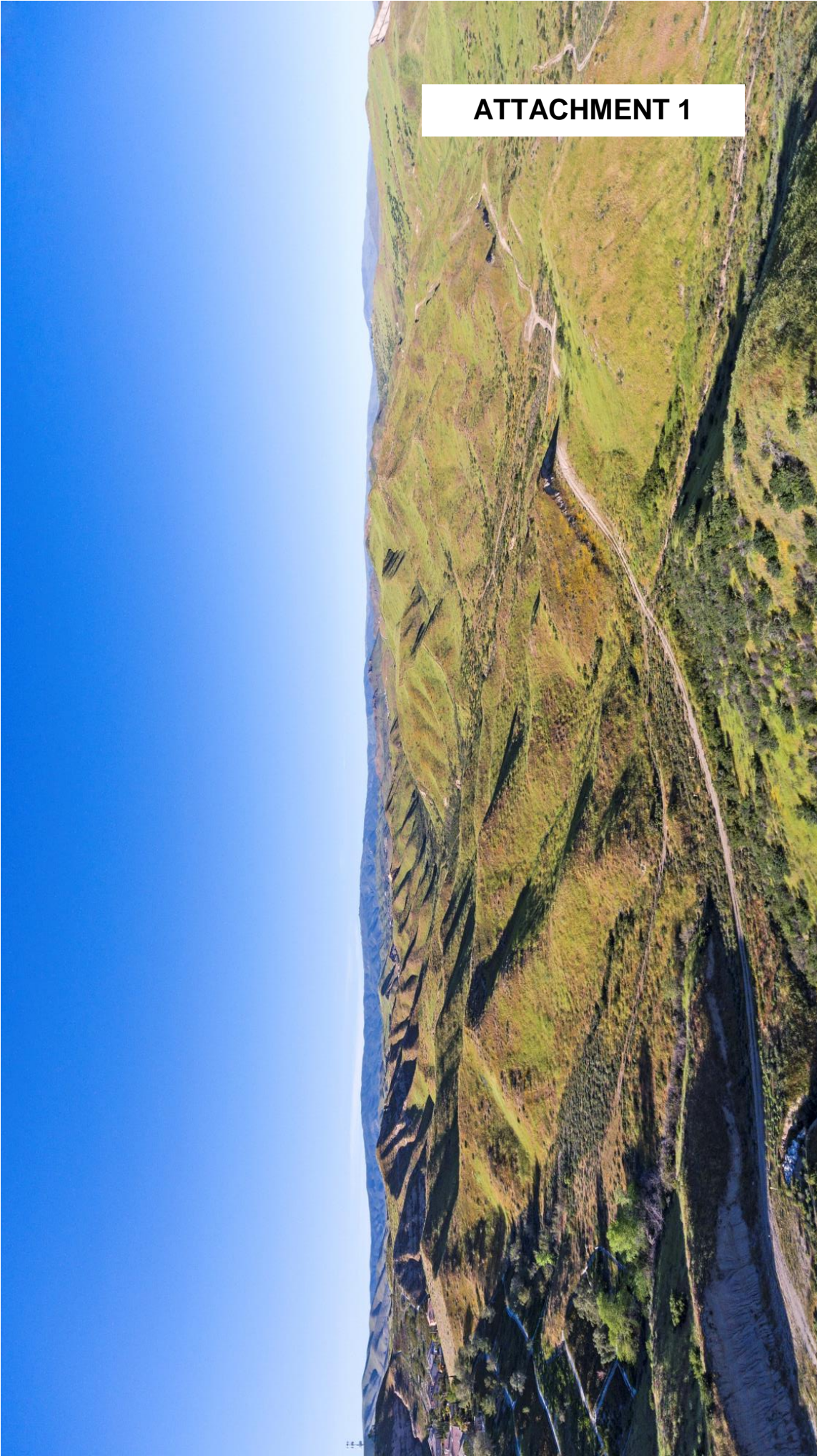
The Finance and Administration Committee recommends that the Board of Directors approve a revised CFD policy and resolutions authorizing (1) the execution of a Joint Exercise of Powers Agreement relating to the California Municipal Finance Authority (CFMA), and (2) participation in the CFMA’s Bond Opportunities for Land Development (BOLD) Program and other related actions in establishing a CFD for the Spring Canyon Development. The “other actions” include approving staff continuing to work on developing a deposit and reimbursement agreement, acquisition agreement, and joint community facilities agreement; and working with the developer in finalizing cost estimates for the infrastructure projects contained in Scenario 3 of this report.

EC

Attachments

M65

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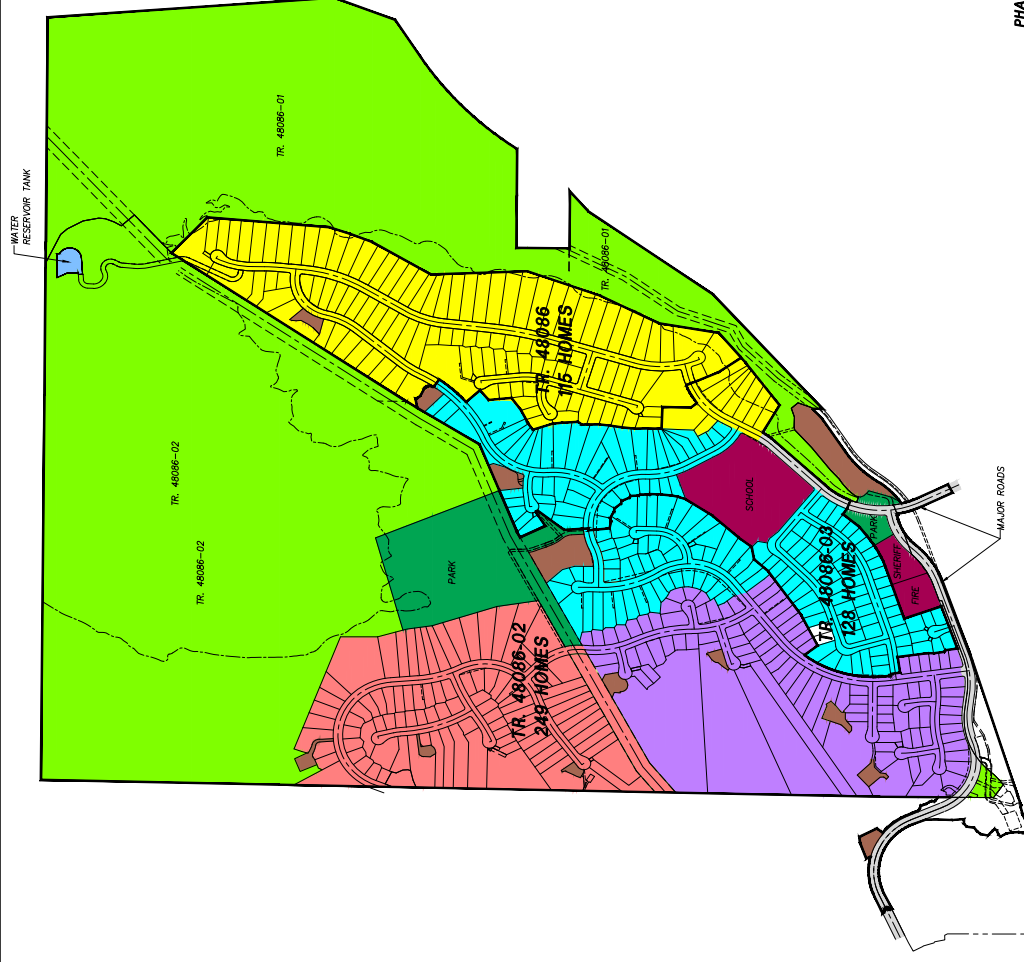
Spring Canyon CFD Update

December 15, 2020



Project Overview

- The Spring Canyon Project (“Project”) was initially approved in 2004 to allow for the development of 542 residential units on the 552-acre site.
- Subsequently, Pardee Homes acquired the Project at the end of 2006, but due to the last real estate recession, they transferred ownership of the Project back to the lender.
- Raintree Investment Corporation (“Developer”) acquired the Project in 2013 and has been processing the required entitlements to allow for development.
- In August 2019, the Developer recorded all four final maps for the Project subdividing the land into 492 residential lots.



PHASE 1 (248 HOMES)

PHASING

CFD Request

- The Developer is requesting that SCV Water enter into a Joint Community Facilities Agreement (“JCFA”) with the California Municipal Finance Authority (“CMFA”), similar to a local agency sponsored CFD.
- CMFA would form the CFD under their program, “Bond Opportunities for Land Development” (“BOLD”); the benefit is that CMFA handles all matters related to the CFD such as the issuance of bonds and annual administration of the CFD.
- The JCFA will allow SCV Water to retain control of the construction, inspection, and approval of the sewer and water facilities as if it was a privately funded project, and eliminate any ongoing financial and administrative responsibility typical of a CFD.
- This JCFA between the Developer and SCV Water provides a mutual solution to the Shadow Pines Lift Station, which serves an area larger than the Project.
- Total Project infrastructure costs are over \$150 million, total water/sewer/drainage improvements are nearly \$60 million, and regional improvements are roughly \$27 million. A potential CFD would fund only regional water improvements, which will benefit all of SCV Water’s rate payers, both existing and future.

Recap – Finance Committee Meetings

- “Regional improvements” are a priority for SCV Water, and the CFD proposal only includes regional improvements for SCV Water.
- The total cost for regional improvements are approximately \$27 million (table below).
- These regional projects would be a partnership with SCV Water and the Developer, benefiting rate payers by (1) transferring the last of SCV Water’s sewer facilities to the City/County and (2) creating additional water storage and distribution facilities (improves service pressures, energy efficiency, and flexibility for system maintenance).

Improvement Projects	Estimated Cost ⁽¹⁾
Water Tank	\$4,813,400
Pump Station	\$5,426,500
Yellowstone Sewer Lift Station	\$5,068,200
Shadow Pines Sewer Lift Station ⁽²⁾	\$7,000,000
Mammoth Lane Waterline	\$1,560,200
Backbone Sewer	\$682,500
Backbone Water	\$1,952,850
TOTAL COST	\$26,503,650

(1) Goodfellow Bros. Construction Cost Estimates, dated 3/20/2020.

(2) Estimated.

Preliminary CFD Analysis



Project Assumptions	Amount
Estimated W. Avg. Home Size (sf)	2,820 sf
Estimated W. Avg. Base Home Price ⁽¹⁾	\$796,126
Ad Valorem Tax Rates	
General (1.0000%)	\$7,961
Sulphur Springs SD (0.0198%)	\$158
William S. Hart UHSD (0.0549%)	\$437
Santa Clarita Valley CCD (0.0295%)	\$235
Castaic Lake Water Agency (0.0706%)	\$562
Direct Charges⁽²⁾	
Combined Existing Direct Charges	\$1,508
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Total CFD Annual Tax Collections	\$1,632,268
Total Annual Special Taxes for Debt Service ⁽³⁾	\$1,438,425

(1) Home price is net of homeowner's exemption (\$7,000).

(2) Direct charges include taxes and assessments for LA County parks and recreation, lighting district, solid waste services, library services, sanitation, fire services, mosquito abatement, sewer maintenance, drainage and trauma/emergency services.

(3) Annual taxes reduced for annual administration fee (estimated to be \$50,000) and to provide 110% of debt service coverage.

Bond Assumptions	Amount
Bond Amount (30 Year Term)	\$31,380,000
Interest Rate ⁽¹⁾	4.50%
Underwriter's Discount (1.75%)	(\$549,150)
Capitalized Interest (1 Year)	(\$1,412,100)
Reserve Fund	(\$2,572,506)
Cost of Issuance	(\$300,000)
Total Net Construction Proceeds	\$26,546,244

(1) Conservative estimate; actual interest rates/yields will vary based on market conditions at time of sale.

Impact to Homebuyer

Effective Tax Rate

- The estimated effective tax rate for the CFD is estimated to be 1.78% of a home's assessed value. The calculation accounts for current 2020 estimated home prices and conservative bond interest rate assumptions (since bonds will not be issued for a few years).
- Nearby projects generally have effective tax rates higher than what is anticipated for the Project (see table to the right).

Homebuyer Benefit

- The costs of improvements would otherwise be passed on to homebuyers, increasing the sale price of homes. The benefit of the CFD to homebuyers is:
 - Reduces the amount of their mortgage,
 - Reduces cash required for a down payment, and
 - Lowers the income qualification threshold required for families to qualify for financing (debt to income ratio).
- The CFD does not affect homebuyer choice; they can choose to purchase an existing home that does not have a CFD tax or a new home in Spring Canyon.

Project	Effective Tax Rate
Skyline	1.61% - 1.67%
Aliento	1.73%
Five Knolls	1.88%
West Creek/West Hills	2.00% - 2.02%
River Village	1.89% - 2.25%
Villa Metro	1.93% - 2.04%

Source: Official Statements from transactions for other projects in the Project Area.

CFD Highlights/FAQs

Benefits of a CMFA CFD

- Provides accelerated funding for public improvements without SCV Water assuming any financial or administrative burden.
- Existing rate payers do not pay cost of improvements; future homeowners mitigate the impact of the Project.

SCV Water Fiscal Impacts and Exposure

- No financial risk to SCV Water;
- Zero cost to SCV Water;
- No financial or administrative responsibility for SCV Water; and
- No impact to existing homeowners with SCV Water service who do not live in Spring Canyon.

Tax Bill Questions

- CMFA is on the tax bill. CMFA and the administrator's phone number will be listed for taxpayers to call if they have any questions regarding their tax bill.

Affect on SCV Water's Bonding Capacity

- There is no impact to SCV Water's bonding capacity. This is a stand-alone financing mechanism solely secured by this project, and CMFA will handle all CFD related issues.

Delinquent Taxes

- CMFA will be responsible for the collection of any delinquent taxes. SCV Water will not have any involvement, responsibility, or liability.

Benefit to SCV Water

- This CFD will help facilitate SCV Water's exit of the sewer business as Shadow Pines Lift Station is still operated by SCV Water.
- The Project makes significant improvements to the water system facilities at the end of the line, looping Zone 2 and 3 water systems.

CFDs and Other Water Agencies

- Numerous other water agencies in the State have used CFD financing to help fund needed infrastructure.



California Municipal Finance Authority



- The California Municipal Finance Authority (“CMFA”) is a statewide joint powers authority created to support economic development in the State of California. To date, over 300 municipalities have become members of CMFA.
- CMFA was formed in 2004 and has issued over 900 series of bonds totaling nearly \$20 billion in bonds during that time.
- CMFA has issued over \$144 million in bonds for water related projects (supply, storage and distribution), which includes projects in Anaheim and San Bernardino.
- One of CMFA’s flagship programs is the PACE program that provides residential and commercial property owners with low-cost, long-term financing for water conservation, energy efficiency, and renewable energy improvements.
- The Bond Opportunities for Land Development (“BOLD”) program formed its first CFDs in 2019 and issued its first transaction in February of this year (\$7.7 million).

Next Steps / Questions

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ATTACHMENT 2

RESOLUTION NO. ____

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE SANTA CLARITA VALLEY WATER AGENCY
APPROVING, AUTHORIZING, AND DIRECTING EXECUTION
OF A JOINT EXERCISE OF POWERS AGREEMENT
RELATING TO THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY**

WHEREAS, pursuant to Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California (the "Act"), certain public agencies (the "Members") have entered into a Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority, dated as of January 1, 2004 (the "Agreement") in order to form the California Municipal Finance Authority (the "Authority"), for the purpose of promoting economic, cultural and community development and in order to exercise any powers common to the Members, including the issuance of bonds, notes or other evidences of indebtedness; and

WHEREAS, Santa Clarita Valley Water Agency (the "Agency"), has determined that it is in the public interest and for the public benefit that the Agency become a Member of the Authority in order to facilitate the promotion of economic, cultural and community development activities in the Agency, including the financing of projects therefor by the Authority; and

WHEREAS, there is now before this Board of Directors the form of the Agreement, attached hereto as Exhibit "A"; and

WHEREAS, the Agreement has been filed with the Agency, and the members of the Board of Directors, with the assistance of its staff, have reviewed said document;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Santa Clarita Valley Water Agency as follows:

Section 1. The Agreement is hereby approved and the General Manager or the designee thereof is hereby authorized and directed to execute said document, and the Clerk of the Board or such Clerk's designee is hereby authorized and directed to attest thereto.

Section 2. The General Manager, the Clerk and all other proper officers and officials of the Agency are hereby authorized and directed to execute such other agreements, documents and certificates, and to perform such other acts and deeds, as may be necessary or convenient to effect the purposes of this Resolution and the transactions herein authorized.

Section 3. The Clerk shall forward a certified copy of this Resolution and an originally executed Agreement to the Authority in care of its counsel:

Ronald E. Lee, Esq.
Jones Hall, APLC
475 Sansome Street, Suite 1700
San Francisco, CA 94111

Section 4. This Resolution shall take effect immediately upon its passage.

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EXHIBIT A

JOINT EXERCISE OF POWERS AGREEMENT RELATING TO THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY

THIS AGREEMENT, dated as of January 1, 2004, among the parties executing this Agreement (all such parties, except those which have withdrawn as provided herein, are referred to as the “Members” and those parties initially executing this Agreement are referred to as the “Initial Members”):

WITNESSETH

WHEREAS, pursuant to Title 1, Division 7, Chapter 5 of the California Government Code (in effect as of the date hereof and as the same may from time to time be amended or supplemented, the “Joint Exercise of Powers Act”), two or more public agencies may by agreement jointly exercise any power common to the contracting parties; and

WHEREAS, each of the Members is a “public agency” as that term is defined in Section 6500 of the Joint Exercise of Powers Act; and

WHEREAS, each of the Members is empowered by law to promote economic, cultural and community development, including, without limitation, the promotion of opportunities for the creation or retention of employment, the stimulation of economic activity, the increase of the tax base, and the promotion of opportunities for education, cultural improvement and public health, safety and general welfare; and

WHEREAS, each of the Members may accomplish the purposes and objectives described in the preceding preamble by various means, including through making grants, loans or providing other financial assistance to governmental and nonprofit organizations; and

WHEREAS, each Member is also empowered by law to acquire and dispose of real property for a public purpose; and

WHEREAS, the Joint Exercise of Powers Act authorizes the Members to create a joint exercise of powers entity with the authority to exercise any powers common to the Members, as specified in this Agreement and to exercise the additional powers granted to it in the Joint Exercise of Powers Act and any other applicable provisions of the laws of the State of California; and

WHEREAS, a public entity established pursuant to the Joint Exercise of Powers Act is empowered to issue or execute bonds, notes, commercial paper or any other evidences of indebtedness, including leases or installment sale agreements or certificates of participation therein (herein “Bonds”), and to otherwise undertake financing programs under the Joint Exercise of Powers Act or other applicable provisions of the laws of the State of California to accomplish its public purposes; and

WHEREAS, the Members have determined to specifically authorize a public entity authorized pursuant to the Joint Exercise of Powers Act to issue Bonds pursuant to the Joint Exercise of Powers Act or other applicable provisions of the laws of the State of California; and

WHEREAS, it is the desire of the Members to use a public entity established pursuant to the Joint Exercise of Powers Act to undertake the financing and/or refinancing of projects of any nature, including, but not limited to, capital or working capital projects, insurance, liability or retirement programs or facilitating Members use of existing or new financial instruments and mechanisms; and

WHEREAS, it is further the intention of the Members that the projects undertaken will result in significant public benefits to the inhabitants of the jurisdictions of the Members; and

WHEREAS, by this Agreement, each Member desires to create and establish the “California Municipal Finance Authority” for the purposes set forth herein and to exercise the powers provided herein;

NOW, THEREFORE, the Members, for and in consideration of the mutual promises and agreements herein contained, do agree as follows:

Section 1. Purpose.

This Agreement is made pursuant to the provisions of the Joint Exercise of Powers Act. The purpose of this Agreement is to establish a public entity for the joint exercise of powers common to the Members and for the exercise of additional powers given to a joint powers entity under the Joint Powers Act or any other applicable law, including, but not limited to, the issuance of Bonds for any purpose or activity permitted under the Joint Exercise of Powers Act or any other applicable law. Such purpose will be accomplished and said power exercised in the manner hereinafter set forth.

Section 2. Term.

This Agreement shall become effective in accordance with Section 17 as of the date hereof and shall continue in full force and effect until such time as it is terminated in writing by all the Members; provided, however, that this Agreement shall not terminate or be terminated until all Bonds issued or caused to be issued by the Authority (defined below) shall no longer be outstanding under the terms of the indenture, trust agreement or other instrument pursuant to which such Bonds are issued, or unless a successor to the Authority assumes all of the Authority’s debts, liabilities and obligations.

Section 3. Authority.

A. CREATION AND POWERS OF AUTHORITY.

Pursuant to the Joint Exercise of Powers Act, there is hereby created a public entity to be known as the “California Municipal Finance Authority” (the “Authority”), and said

Authority shall be a public entity separate and apart from the Members. Its debts, liabilities and obligations do not constitute debts, liabilities or obligations of any Members.

B. BOARD.

The Authority shall be administered by the Board of Directors (the “Board,” or the “Directors” and each a “Director”) of the California Foundation for Stronger Communities, a nonprofit public benefit corporation organized under the laws of the State of California (the “Foundation”), with each such Director serving in his or her individual capacity as a Director of the Board. The Board shall be the administering agency of this Agreement and, as such, shall be vested with the powers set forth herein, and shall administer this Agreement in accordance with the purposes and functions provided herein. The number of Directors, the appointment of Directors, alternates and successors, their respective terms of office, and all other provisions relating to the qualification and office of the Directors shall be as provided in the Articles and Bylaws of the Foundation, or by resolution of the Board adopted in accordance with the Bylaws of the Foundation.

All references in this Agreement to any Director shall be deemed to refer to and include the applicable alternate Director, if any, when so acting in place of a regularly appointed Director.

Directors may receive reasonable compensation for serving as such, and shall be entitled to reimbursement for any expenses actually incurred in connection with serving as a Director, if the Board shall determine that such expenses shall be reimbursed and there are unencumbered funds available for such purpose.

The Foundation may be removed as administering agent hereunder and replaced at any time by amendment of this Agreement approved as provided in Section 16; provided that a successor administering agent of this Agreement has been appointed and accepted its duties and responsibilities under this Agreement.

C. OFFICERS; DUTIES; OFFICIAL BONDS.

The officers of the Authority shall be the Chair, Vice-Chair, Secretary and Treasurer (defined below). The Board, in its capacity as administering agent of this Agreement, shall elect a Chair, a Vice-Chair, and a Secretary of the Authority from among Directors to serve until such officer is re-elected or a successor to such office is elected by the Board. The Board shall appoint one or more of its officers or employees to serve as treasurer, auditor, and controller of the Authority (the “Treasurer”) pursuant to Section 6505.6 of the Joint Exercise of Powers Act to serve until such officer is re-elected or a successor to such office is elected by the Board.

Subject to the applicable provisions of any resolution, indenture, trust agreement or other instrument or proceeding authorizing or securing Bonds (each such resolution, indenture, trust agreement, instrument and proceeding being herein referred to as an “Indenture”) providing for a trustee or other fiscal agent, and except as may otherwise be specified by resolution of the Board, the Treasurer is designated as the depository of the

Authority to have custody of all money of the Authority, from whatever source derived and shall have the powers, duties and responsibilities specified in Sections 6505, 6505.5 and 6509.5 of the Joint Exercise of Powers Act.

The Treasurer of the Authority is designated as the public officer or person who has charge of, handles, or has access to any property of the Authority, and such officer shall file an official bond with the Secretary of the Authority in the amount specified by resolution of the Board but in no event less than \$1,000.

The Board shall have the power to appoint such other officers and employees as it may deem necessary and to retain independent counsel, consultants and accountants.

The Board shall have the power, by resolution, to the extent permitted by the Joint Exercise of Power Act or any other applicable law, to delegate any of its functions to one or more of the Directors or officers, employees or agents of the Authority and to cause any of said Directors, officers, employees or agents to take any actions and execute any documents or instruments for and in the name and on behalf of the Board or the Authority.

D. MEETINGS OF THE BOARD.

(1) Ralph M. Brown Act.

All meetings of the Board, including, without limitation, regular, adjourned regular, special, and adjourned special meetings shall be called, noticed, held and conducted in accordance with the provisions of the Ralph M. Brown Act (commencing with Section 54950 of the Government Code of the State of California), or any successor legislation hereinafter enacted (the "Brown Act").

(2) Regular Meetings.

The Board shall provide for its regular meetings; provided, however, it shall hold at least one regular meeting each year. The date, hour and place of the holding of the regular meetings shall be fixed by resolution of the Board. To the extent permitted by the Brown Act, such meetings may be held by telephone conference.

(3) Special Meetings.

Special meetings of the Board may be called in accordance with the provisions of Section 54956 of the Government Code of the State of California. To the extent permitted by the Brown Act, such meetings may be held by telephone conference.

(4) Minutes.

The Secretary of the Authority shall cause to be kept minutes of the regular, adjourned regular, special, and adjourned special meetings of the Board and shall, as soon as possible after each meeting, cause a copy of the minutes to be forwarded to each Director.

(5) Quorum.

A majority of the Board shall constitute a quorum for the transaction of business. No action may be taken by the Board except upon the affirmative vote of a majority of the Directors constituting a quorum, except that less than a quorum may adjourn a meeting to another time and place.

E. RULES AND REGULATIONS.

The Authority may adopt, from time to time, by resolution of the Board such rules and regulations for the conduct of its meetings and affairs as may be required.

Section 4. Powers.

The Authority shall have the power, in its own name, to exercise the common powers of the Members and to exercise all additional powers given to a joint powers entity under any of the laws of the State of California, including, but not limited to, the Joint Exercise of Powers Act, for any purpose authorized under this Agreement. Such powers shall include the common powers specified in this Agreement and may be exercised in the manner and according to the method provided in this Agreement. The Authority is hereby authorized to do all acts necessary for the exercise of such power, including, but not limited to, any of all of the following: to make and enter into contracts; to employ agents and employees; to acquire, construct, provide for maintenance and operation of, or maintain and operate, any buildings, works or improvements; to acquire, hold or dispose of property wherever located; to incur debts, liabilities or obligations; to receive gifts, contributions and donations of property, funds, services, and other forms of assistance from person, firms, corporations and any governmental entity; to sue and be sued in its own name; to make grants, loans or provide other financial assistance to governmental and nonprofit organizations (e.g., the Members or the Foundation) to accomplish any of its purposes; and generally to do any and all things necessary or convenient to accomplish its purposes.

Without limiting the generality of the foregoing, the Authority may issue or cause to be issued Bonds, and pledge any property or revenues as security to the extent permitted under the Joint Exercise of Powers Act, or any other applicable provision of law; provided, however, the Authority shall not issue Bonds with respect to any project located in the jurisdiction of one or more Members unless the governing body of any such Member, or its duly authorized representative, shall approve, conditionally or unconditionally, the project, including the issuance of Bonds therefor. Such approval may be evidenced by resolution, certificate, order, report or such other means of written approval of such project as may be selected by the Member (or its authorized representative) whose approval is required. No such approval shall be required in

connection with Bonds that refund Bonds previously issued by the Authority and approved by the governing board of a Member.

The manner in which the Authority shall exercise its powers and perform its duties is and shall be subject to the restrictions upon the manner in which a California general law city could exercise such powers and perform such duties. The manner in which the Authority shall exercise its powers and perform its duties shall not be subject to any restrictions applicable to the manner in which any other public agency could exercise such powers or perform such duties, whether such agency is a party to this Agreement or not.

Section 5. Fiscal Year.

For the purposes of this Agreement, the term “Fiscal Year” shall mean the fiscal year as established from time to time by resolution of the Board, being, at the date of this Agreement, the period from July 1 to and including the following June 30, except for the first Fiscal Year which shall be the period from the date of this Agreement to June 30, 2004.

Section 6. Disposition of Assets.

At the end of the term hereof or upon the earlier termination of this Agreement as set forth in Section 2, after payment of all expenses and liabilities of the Authority, all property of the Authority both real and personal shall automatically vest in the Members in the manner and amount determined by the Board in its sole discretion and shall thereafter remain the sole property of the Members; provided, however, that any surplus money on hand shall be returned in proportion to the contributions made by the Members.

Section 7. Bonds.

From time to time the Authority shall issue Bonds, in one or more series, for the purpose of exercising its powers and raising the funds necessary to carry out its purposes under this Agreement.

The services of bond counsel, financing consultants and other consultants and advisors working on the projects and/or their financing shall be used by the Authority. The expenses of the Board shall be paid from the proceeds of the Bonds or any other unencumbered funds of the Authority available for such purpose.

Section 8. Bonds Only Limited and Special Obligations of Authority.

The Bonds, together with the interest and premium, if any, thereon, shall not be deemed to constitute a debt of any Member or pledge of the faith and credit of the Members or the Authority. The Bonds shall be only special obligations of the Authority, and the Authority shall under no circumstances be obligated to pay the Bonds except from revenues and other funds pledged therefor. Neither the Members nor the Authority shall be obligated to pay the principal of, premium, if any, or interest on the Bonds, or other costs incidental thereto, except from the revenues and funds pledged therefor, and neither the faith and credit nor the taxing power of the Members nor the faith and credit of the Authority shall be pledged to the payment of the principal

of, premium, if any, or interest on the Bonds nor shall the Members or the Authority in any manner be obligated to make any appropriation for such payment.

No covenant or agreement contained in any Bond or related document shall be deemed to be a covenant or agreement of any Director, or any officer, employee or agent of the Authority in his or her individual capacity and neither the Board of the Authority nor any Director or officer thereof executing the Bonds shall be liable personally on any Bond or be subject to any personal liability or accountability by reason of the issuance of any Bonds.

Section 9. Accounts and Reports.

All funds of the Authority shall be strictly accounted for. The Authority shall establish and maintain such funds and accounts as may be required by good accounting practice and by any provision of any Indenture (to the extent such duties are not assigned to a trustee of Bonds). The books and records of the Authority shall be open to inspection at all reasonable times by each Member.

The Treasurer of the Authority shall cause an independent audit to be made of the books of accounts and financial records of the Authority by a certified public accountant or public accountant in compliance with the provisions of Section 6505 of the Joint Exercise of Powers Act. In each case the minimum requirements of the audit shall be those prescribed by the State Controller for special districts under Section 26909 of the Government Code of the State of California and shall conform to generally accepted auditing standards. When such an audit of accounts and records is made by a certified public accountant or public accountant, a report thereof shall be filed as a public record with each Member and also with the county auditor of each county in which a Member is located; provided, however, that to the extent permitted by law, the Authority may, instead of filing such report with each Member and such county auditor, elect to post such report as a public record electronically on a website designated by the Authority. Such report if made shall be filed within 12 months of the end of the Fiscal Year or Years under examination.

The Treasurer is hereby directed to report in writing on the first day of July, October, January, and April of each year to the Board and the Members which report shall describe the amount of money held by the Treasurer for the Authority, the amount of receipts since the last such report, and the amount paid out since the last such report (which may exclude amounts held by a trustee or other fiduciary in connection with any Bonds to the extent that such trustee or other fiduciary provided regular reports covering such amounts.)

Any costs of the audit, including contracts with, or employment of, certified public accountants or public accountants in making an audit pursuant to this Section, shall be borne by the Authority and shall be a charge against any unencumbered funds of the Authority available for that purpose.

In any Fiscal Year the Board may, by resolution adopted by unanimous vote, replace the annual special audit with an audit covering a two-year period.

Section 10. Funds.

Subject to the applicable provisions of any Indenture, which may provide for a trustee or other fiduciary to receive, have custody of and disburse Authority funds, the Treasurer of the Authority shall receive, have the custody of and disburse Authority funds pursuant to the accounting procedures developed under Sections 3.C and 9, and shall make the disbursements required by this Agreement or otherwise necessary to carry out any of the provisions of purposes of this Agreement.

Section 11. Notices.

Notices and other communications hereunder to the Members shall be sufficient if delivered to the clerk of the governing body of each Member; provided, however, that to the extent permitted by law, the Authority may, provide notices and other communications and postings electronically (including, without limitation, through email or by posting to a website).

Section 12. Additional Members/Withdrawal of Members.

Qualifying public agencies may be added as parties to this Agreement and become Members upon: (1) the filing by such public agency with the Authority of an executed counterpart of this Agreement, together with a copy of the resolution of the governing body of such public agency approving this Agreement and the execution and delivery hereof; and (2) adoption of a resolution of the Board approving the addition of such public agency as a Member. Upon satisfaction of such conditions, the Board shall file such executed counterpart of this Agreement as an amendment hereto, effective upon such filing.

A Member may withdraw from this Agreement upon written notice to the Board; provided, however, that no such withdrawal shall result in the dissolution of the Authority so long as any Bonds remain outstanding. Any such withdrawal shall be effective only upon receipt of the notice of withdrawal by the Board which shall acknowledge receipt of such notice of withdrawal in writing and shall file such notice as an amendment to this Agreement effective upon such filing.

Section 13. Indemnification.

To the full extent permitted by law, the Board may authorize indemnification by the Authority of any person who is or was a Director or an officer, employee of other agent of the Authority, and who was or is a party or is threatened to be made a party to a proceeding by reason of the fact that such person is or was such a Director or an officer, employee or other agent of the Authority, against expenses, including attorneys fees, judgments, fines, settlements and other amounts actually and reasonably incurred in connection with such proceeding, if such person acted in good faith in a manner such person reasonably believed to be in the best interests of the Authority and, in the case of a criminal proceeding, had no reasonable cause to believe the conduct of such person was unlawful and, in the case of an action by or in the right of the Authority, acted with such care, including reasonable inquiry, as an ordinarily prudent person in a like position would use under similar circumstances.

Section 14. Contributions and Advances.

Contributions or advances of public funds and of the use of personnel, equipment or property may be made to the Authority by the Members for any of the purposes of this Agreement. Payment of public funds may be made to defray the cost of any such contribution or advance. Any such advance may be made subject to repayment, and in such case shall be repaid, in the manner agreed upon by the Authority and the Member making such advance at the time of such advance. It is mutually understood and agreed to that no Member has any obligation to make advances or contributions to the Authority to provide for the costs and expenses of administration of the Authority, even though any Member may do so. The Members understand and agree that a portion of the funds of the Authority that otherwise may be allocated or distributed to the Members may instead be used to make grants, loans or provide other financial assistance to governmental units and nonprofit organizations (e.g., the Foundation) to accomplish any of the governmental unit's or nonprofit organization's purposes.

Section 15. Immunities.

All of the privileges and immunities from liabilities, exemptions from laws, ordinances and rules, and other benefits which apply to the activity of officers, agents or employees of Members when performing their respective functions within the territorial limits of their respective public agencies, shall apply to the same degree and extent to the Directors, officers, employees, agents or other representatives of the Authority while engaged in the performance of any of their functions or duties under the provisions of this Agreement.

Section 16. Amendments.

Except as provided in Section 12 above, this Agreement shall not be amended, modified, or altered, unless the negative consent of each of the Members is obtained. To obtain the negative consent of each of the Members, the following negative consent procedure shall be followed: (a) the Authority shall provide each Member with a notice at least sixty (60) days prior to the date such proposed amendment is to become effective explaining the nature of such proposed amendment and this negative consent procedure; (b) the Authority shall provide each Member who did not respond a reminder notice with a notice at least thirty (30) days prior to the date such proposed amendment is to become effective; and (c) if no Member objects to the proposed amendment in writing within sixty (60) days after the initial notice, the proposed amendment shall become effective with respect to all Members.

Section 17. Effectiveness.

This Agreement shall become effective and be in full force and effect and a legal, valid and binding obligation of each of the Members on the date that the Board shall have received from two of the Initial Members an executed counterpart of this Agreement, together with a certified copy of a resolution of the governing body of each such Initial Member approving this Agreement and the execution and delivery hereof.

Section 18. Partial Invalidity.

If any one or more of the terms, provisions, promises, covenants or conditions of this Agreement shall to any extent be adjudged invalid, unenforceable, void or voidable for any reason whatsoever by a court of competent jurisdiction, each and all of the remaining terms, provisions, promises, covenants and conditions of this Agreement shall not be affected thereby, and shall be valid and enforceable to the fullest extent permitted by law.

Section 19. Successors.

This Agreement shall be binding upon and shall inure to the benefit of the successors of the parties hereto. Except to the extent expressly provided herein, no Member may assign any right or obligation hereunder without the consent of the other Members.

Section 20. Miscellaneous.

This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

The section headings herein are for convenience only and are not to be construed as modifying or governing the language in the section referred to.

Wherever in this Agreement any consent or approval is required, the same shall not be unreasonably withheld.

This Agreement shall be governed under the laws of the State of California.

This Agreement is the complete and exclusive statement of the agreement among the Members, which supercedes and merges all prior proposals, understandings, and other agreements, whether oral, written, or implied in conduct, between and among the Members relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the Santa Clarita Valley Water Agency has caused this Agreement to be executed and attested by its duly authorized representatives as of the ____ day of _____, 2020.

Member:

SANTA CLARITA VALLEY WATER AGENCY

By _____

Name:

Title:

ATTEST:

Clerk

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ATTACHMENT 3

RESOLUTION NO. ____

**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE SANTA CLARITA VALLEY WATER AGENCY
AUTHORIZING USE OF THE BOND OPPORTUNITIES
FOR LAND DEVELOPMENT (BOLD) PROGRAM;
AUTHORIZING THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY
TO ACCEPT APPLICATIONS FROM PROPERTY OWNERS,
CONDUCT PROCEEDINGS AND LEVY SPECIAL TAXES
WITHIN THE TERRITORY OF THE SANTA CLARITA VALLEY WATER AGENCY
PURSUANT TO THE MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982,
AS AMENDED; FINDING THAT FORMATION
OF A CFD FOR THE SPRING CANYON DEVELOPMENT
WILL BENEFIT THE AGENCY'S CUSTOMERS;
AMENDING THE AGENCY'S COMMUNITY FACILITY DISTRICT POLICY;
AND TAKING OTHER ACTIONS RELATED THERETO**

WHEREAS, the California Municipal Finance Authority (the "CMFA") is a joint exercise of powers authority the members of which include numerous cities, counties and other local agencies in the State of California (the "State"); and

WHEREAS, the CMFA provides financing services to its members and the Santa Clarita Valley Water Agency (the "Agency") will become a member of CMFA; and

WHEREAS, the CMFA has established the Bond Opportunities for Land Development Program (the "BOLD Program") to allow the financing through the levy of special taxes under the Mello-Roos Community Facilities Act of 1982, as amended (the "Act") of certain public facilities and development impact fees that finance public facilities (together, the "Improvements") to be owned by local agencies in the State; and

WHEREAS, the BOLD Program creates an opportunity for new developments to utilize Mello-Roos financing of Improvements for construction and/or acquisition by the Agency, without the necessity of the Agency creating and administering the community facilities district; and

WHEREAS, the Agency may allow the owners of property being developed within its jurisdiction ("Participating Developers") to participate in the BOLD Program and to allow the CMFA to conduct proceedings under the Act to form community facilities districts ("CFDs") under the Act, to levy special taxes within such CFDs, and to issue bonds secured by such special taxes under the Act to finance Improvements, provided that such Participating Developers voluntarily agree to participate and consent to the levy of such special taxes and the issuance of such bonds, the proposed CFD would meet the requirements of the Agency's Community Facility District Policy (the "Policy"), and the Agency's Board of Directors has determined that formation of such CFD will benefit the Agency's customers; and

WHEREAS, eligible property owners within the jurisdiction of the Agency may in the future elect to be Participating Developers, and the CMFA may conduct proceedings under the Act to form a CFD, levy special taxes within such CFD and issue bonds secured by such special taxes to finance Improvements; and

WHEREAS, the Agency will not be responsible for the conduct of any proceedings under the Act for the formation of any CFD; the levy or collection of special taxes for any CFD or any

required remedial action in the case of delinquencies in any special tax payments; or the issuance, sale or administration of any bonds issued in connection with the BOLD Program; and

WHEREAS, certain revisions to the Agency's Policy are necessary to reflect the use of CMFA and participation in the BOLD Program;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Santa Clarita Valley Water Agency as follows:

Section 1. The use of the BOLD Program in connection with the financing of Improvements, is hereby authorized and approved. The appropriate officials and staff are hereby authorized and directed to allow BOLD Program participation to be available, to property owners who are subject to the payment of fees for new development and/or who are conditioned to install public improvements in connection with new development, on a case by case basis subject to determination by the Agency's Board of Directors that such CFD will benefit the Agency's customers, complies with the Agency's Policy, and the Board of Directors approves the Improvements to be financed.

Section 2. The Board of Directors hereby finds and declares that the issuance of bonds by the CMFA in connection with the BOLD Program will provide significant public benefits, including without limitation, savings in effective interest rate, bond preparation, bond underwriting and bond issuance costs and the more efficient delivery of local agency services to residential and commercial development within the Agency.

Section 3. In connection with the formation of CFDs and/or issuance of bonds by the CMFA for the BOLD Program, a form of deposit and reimbursement agreement between the Agency and the Participating Developer which will ensure that such Participating Developer pays all of the Agency's costs; as well as an acquisition agreement, joint community facilities agreements or similar agreement (as necessary) will be required to be entered into, which will include a list of the facilities to be financed through the BOLD Program. The forms of such agreements will be presented to the Board of Directors for approval at a future meeting and such approval reflects a finding and declaration by the Board of Directors that entrance into such agreements is beneficial to the Agency's Customers as a requirement prior to the CMFA providing funds for the specified projects.

Section 4. The Authorized Officers are hereby authorized and directed to allow and approve BOLD Program participation for property owners who are conditioned to install public improvements in connection with new development, including signing developer applications or other documents evidencing the official intent of the Developer is to reimburse itself in connection with each project from the proceeds of tax-exempt obligations issued by CMFA as part of the BOLD Program, and to advise such owners requesting participation in the BOLD Program that the Agency has approved the BOLD Program subject to the conditions described in Section 3 above; provided, that the CMFA shall be responsible for providing applications and processing of documentation and related materials at its own expense.

Section 5. Information has been presented to the Board regarding a proposal to form a CFD through CMFA regarding a development known as the Spring Canyon Development. The Board hereby determines that formation of a CFD to fund infrastructure for Spring Canyon Development benefits the Agency's customers. Specifically, Pressure Zone 3 will have improved water pressure due to the sizing of the water tank. In addition, maintenance to the existing and new water tank will be less difficult on customers due to having a backup tank

remain online while the other is taken out for maintenance. The additional water tank will also provide additional capacity for the local neighborhoods resulting in increased reliability of service. Second, a water pump station will improve the consistency of water pressure from Zone 1 through Zone 3 therein. Finally, the CFD will provide for the upgrade of the Shadow Pines Sewer Lift Station that is required for the City of Santa Clarita to take ownership of this component of existing sewer infrastructure. Before formation of the CFD, staff is directed to enter into a deposit and reimbursement agreement, acquisition agreement, and joint community facilities agreement (as needed), and final approval of the Agency is contingent upon approval of such agreements, including final lists of facilities eligible for reimbursement from bond proceeds.

Section 6. The Policy is amended as set forth in Exhibit "B" to allow the Agency to join CMFA and participate in the BOLD Program.

Section 7. This Resolution shall take effect immediately upon its adoption. The Secretary of the Board is hereby authorized and directed to transmit a certified copy of this resolution to the Secretary of the CMFA.

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EXHIBIT B



POLICIES, RULES AND REGULATIONS	
Title: COMMUNITY FACILITY DISTRICT (CFD) POLICY	
Approval Date: February <u>December</u> 2020	Effective Date: February <u>December 2,</u> 2020
Approved By: Board of Directors	DMS # 19530

COMMUNITY FACILITY DISTRICT (CFD) POLICY

1.0 INTRODUCTION

This policy has been developed to formally establish requirements that must be met for the Santa Clarita Valley Water Agency (Agency or SCV Water) to participate in financing infrastructure costs through a Community Facility District (CFD). Community Facility Districts are often created for establishing a method of financing public improvements, fees, or services by imposing a “special tax” on real property in a defined geographic area. CFDs issue bonds, repaid by homeowners through an annual levy of the CFD special tax. The special tax is commonly referred to as a “Mello-Roos” tax. SCV Water has not utilized CFDs in the past, whether the CFD was created by the Agency or another public agency. The Agency’s primary benefit of participating in CFDs is that CFDs are a source of financing critical infrastructure that would not impact its existing debt coverage ratios. A secondary benefit of CFD financing is that it ensures that the new development property owners pay their share of the cost of growth in the Agency’s capacity to serve its customers.

This policy describes the conditions that will determine if the Agency will participate in a CFD financing, how risk to the Agency is managed, and the CFD structures that SCV Water may elect to participate in.

2.0 STATEMENT OF PURPOSE

The purpose of SCV Water’s Community Facilities District Policy is to ensure the Agency’s: prudent management of risk; financial stability; access to an additional financing tool during a period of significant infrastructure investment, while managing the equitable allocation of costs to its customers.

3.0 LIMITS AND CONSTRAINTS FOR CFD PARTICIPATION

For the Agency to consider participating in a CFD, the following conditions must be met:

1. Facility Capacity Fees will not be financed
2. On a case by case basis, there must be a benefit to the Agency’s customers as determined by the sole discretion of the Board
3. Staff time must be available to carry out the Agency’s responsibilities in establishing and administering the CFD, and the Agency’s ongoing administration costs must be included in the special tax
4. A Deposit and Reimbursement Agreement between the Agency and the developer must be agreed upon whereby the developer pays all the Agency’s costs, including third party consultant and legal costs
5. Prior to the formation of the CFD or the issuance or sale of special tax bonds, the Agency and Developer will have a completed an Acquisition Agreement, setting forth the terms upon which the Agency will acquire the specific infrastructure to be funded by the CFD and acquired using proceeds of the special taxes and/or



SCV
WATER

POLICIES, RULES AND REGULATIONS	
Title: COMMUNITY FACILITY DISTRICT (CFD) POLICY	
Approval Date: February <u>December 2020</u>	Effective Date: February <u>December 2, 2020</u>
Approved By: Board of Directors	DMS # 19530

bonds

6. All Agreements shall be governed by, construed and enforced under the Constitution and laws of the State of California. Venue for any legal actions involving this Agreement shall rest with the Superior Court, County of Sacramento
7. Another public agency must be the primary administrator ~~(School District, California Statewide Communities Development Authority (“CSCDA”))~~.

4.0 PRUDENT MANAGEMENT OF RISK

- a. The Agency will not allow its Facility Capacity Fees (FCFs) to be included in CFD Financing. FCFs must be paid by the developer when building permits are issued. CFDs may only be used to pay for the costs of infrastructure.
- b. There will be no obligation or requirement for the Agency to pay the bonds.
- c. The ~~CSCDA~~ public agency forming and administering the CFD and issuing debt works with advisors, consultants, and an underwriter to determine the credit quality of the developer/landowner and economic viability of the proposed project to be financed.
- d. Specific credit quality requirements are mandated and documented in Section 53345.8 of Mello-Roos Community Facilities Act of 1982. (Bonding requirements)
- e. In order to enhance the credit quality of bond issues, the ~~CSCDA~~ public agency forming and administering the CFD and issuing debt, will require that each bond issue be secured by a reserve fund, funded in an amount no less than the least of: (a) 10% of the original proceeds of the bond issue, (b) maximum annual debt service on the bonds of such issue, or (c) 125% of the average annual debt service on the bonds of such issue.
- f. Prior to the issuance of any CFD bonds, all environmental and/or land-use planning approvals, special permits (e.g. permits required by the Army Corps of Engineers, California Fish and Game, and other agencies), and approval by the city or county in whose jurisdiction the development lies of a tentative map must be obtained.
- g. As CFD bonds are secured by real property owned by the Developer and ultimately by the purchaser of the developed property, CFD debt has no impact on Agency financial metrics or credit capacity.
- h. The Agency will not be forming any CFDs, therefore the Agency will not be associated with any debt issued by such CFDs.
- i. To ensure that the Agency will be reimbursed for all costs incurred related to CFD creation, the Agency will enter into a “Deposit and Reimbursement



POLICIES, RULES AND REGULATIONS	
Title: COMMUNITY FACILITY DISTRICT (CFD) POLICY	
Approval Date: February <u>December 2020</u>	Effective Date: February <u>December 2, 2020</u>
Approved By: Board of Directors	DMS # 19530

Agreement” with the Developer requiring the Developer to deposit an initial amount of funds into an account for the Agency to use to pay preliminary incidental costs and expenses incurred in connection with proceedings to implement a CFD. Should the account be drawn down to a determined amount, the Agency will notify the Developer to provide an additional deposit to enable continuing payments of preliminary expenses. Limited administrative costs may also be recovered from special tax proceeds.

- j. The total tax burden (that is, the maximum annual CFD special tax, together with ad valorem property taxes, special assessments, special taxes for any overlapping CFD , and any other taxes, fees and charges payable from and secured by the property) on any residential owner-occupied parcel in a CFD, shall not exceed 2% (the basic property tax levy of 1%, plus 1%) of the expected assessed value of such parcel upon completion of the public and private improvements relating thereto.

(Originally adopted February 2020, ~~revised~~ December 2020)

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BOARD MEMORANDUM

DATE: December 7, 2020
TO: Board of Directors
FROM: Matthew G. Stone *MGS*
General Manager
SUBJECT Discuss and Consider Options for Approval for Central Park Signage

SUMMARY

It is well known that in November 2019, a tragic shooting incident took place at Saugus High School. The result of this incident was three children killed (innocent students Gracie Muehlberger and Dominic Blackwell, and the young shooter who took his own life). Several others were injured. As with all school shootings this was a tremendous shock to the community. That day, the evacuation of students and reunion with families took place at Central Park. A memorial vigil was arranged at Central Park and attended by thousands.

Earlier this year the City of Santa Clarita considered a proposal from families of the deceased victims of the shooting to modify the name of Central Park to add the designation "In Memoriam Gracie Muehlberger and Dominic Blackwell". The Council discussed this over the course of two meetings and received numerous public comments as they arrived at their proposal. It was noted that such a change would require consultation and consent of SCV Water due to the joint nature of Central Park and the agreements in place since the inception of the partnership between SCV Water's predecessor, Castaic Lake Water Agency, and the City of Santa Clarita on the park project. On September 2, 2020, the City Manager subsequently sent a request to SCV Water for consideration of signage changes at Central Park (Attachment 1).

An Ad Hoc Committee was appointed by SCV Water's Board President to consider the proposed options submitted by the City and develop recommendation(s) for consideration by the full Board. The Ad Hoc Committee met on three occasions and developed three potential responses which are described in this report.

At the Board meeting the Committee Chair and Ad Hoc Committee members will share their perspectives and the full Board will receive input from the public as they develop a preferred alternative. The preferred alternative (or alternatives) approved by the Board after input from the Ad Hoc Committee and the public will be reported back to the City.

BACKGROUND/DISCUSSION

Central Park and the Existing Entry Signage

There are two large entry monuments on either side of the park entrance. This entry road leads to the SCV Water Rio Vista water treatment facility, educational complex, conservatory garden and administration building. The public and those doing business with SCV Water access the

facility through the park entrance and SCV Water's gated entrance on the left-hand side of the entry road. The park is accessed on the right-hand side of the entry road.

The entry signage was developed as a joint effort to signify the partnership of SCV Water (formerly CLWA) and the City in developing Central Park. The water agency provided the land for Central Park with nominal cost lease terms, and the City developed the facilities at the park. These include softball diamonds, soccer and practice fields, a community garden space, basketball courts, walking trails, hiking trails, playground, the youth memorial grove, and associated facilities such as restrooms, maintenance buildings and a maintenance yard. Many community events such as charity events, youth sports, adult sports, informational fairs, concerts, and others, are held in the park over the course of a given year. The park is much enjoyed by many members of our community.

There are provisions in the forming MOU and lease for the Central Park project that specify both naming of the park and signage for the park require consultation and approval by SCV Water. SCV Water's predecessor Agency was consulted and had input on the selection of Central Park as the name as well as the design of the signage.

City Proposed Alternatives

The City proposed alternatives received in a September 2, 2020 letter are shown on Attachment 1. The Existing sign layout is shown for reference. Note that although not shown on the rendering, each sign also has a street address in black numbering on either the left or right column. The left-side (east) sign has the address of SCV Water's Rio Vista location on the left column and the right-side (west) sign has the address of Central Park on the right column.

Scheme "A" would remove the names "City of Santa Clarita" and "SCV Water" from the sign and replace with the designation "In Memoriam Gracie Muehlberger and Dominic Blackwell". Concerns with this proposal are that the removal of the names makes it more difficult to locate SCV Water's facility, and it also diminishes the joint purpose of the signage as to the cooperative venture of Central Park. One concept the Ad Hoc Committee discussed was to only modify one of the signs (on the right side) in this manner and leave the left side sign intact. However other options were subsequently developed which were supported by the Ad Hoc Committee (see Scheme's "D" and "E" below).

Scheme "B" would relocate and reduce the size of the names "City of Santa Clarita" and "SCV Water" on the sign and include the "In Memoriam..." designation below that. As noted on the schematic, it results in a crowded look to the signs. The Ad Hoc Committee did not express interest in this option.

Scheme "C" would remove the names "City of Santa Clarita" and "SCV Water" from the main sign area as in Scheme "A" but would place these names in black lettering on the side columns of the sign. Note that the address numbering is not considered in this alternative. The Ad Hoc Committee did not express interest in the option.

Ad Hoc Committee Discussion and Alternatives

The Ad Hoc Committee discussed at length the foundational question - should there be "In Memoriam" designation signage at the park entry? And if so, what should it look like? There

were a range of perspectives and considerations expressed including - empathy for the loss the families have experienced, reflection on other losses suffered within the community and the manner in which they were or were not acknowledge, concern that a large memorial inscription would be a daily reminder to thousands of commuters and park visitors, concern that other would-be school shooters may somehow be encouraged by the thought of enduring fame or attention for the results of their actions, concern that other families who have suffered tragic losses are not acknowledged in the same manner.

It was also noted that a memorial installation is pending at the park and would be another focal point for the community and families to grieve their loss, at a location within the park. Currently this is proposed (pending council review and approval) between the butterfly sculpture and the left field fence of the nearby ball field, near a small cluster of trees. It would consist of seating walls, and two obelisks as well as related hardscaping and landscape (Attachment 2). The Committee received an informational briefing on the memorial concept from the City Manager, so they could better understand how that might factor into their deliberations.

In the end the Ad Hoc Committee felt it was appropriate to offer three options for Board discussion:

- 1) That there be no change to the main entry monument signage at Central Park. However, the City could provide additional alternatives for separate signage noting its "In Memoriam" designation for Central Park. For example, it might be incorporated into the proposed memorial installation in the park or a smaller sign could be placed along the entry road past the main entry monument as you travel towards the park entrance.
- 2) As shown on Scheme "D" (Attachment 3) the designation "In Memoriam Gracie Muehlberger and Dominic Blackwell" would be placed along the base of the right side (west) entry monument sign. Under this option some adjustment in the existing landscape and sign light fixture placements would be necessary.
- 3) As shown on Scheme "E" (Attachment 3), a suitable plaque with the words "In Memoriam Gracie Muehlberger and Dominic Blackwell" would be installed on the left-hand pillar of the right-side (west) entry monument sign. Under this option no other modifications to the signs would be needed.

FINANCIAL CONSIDERATIONS

None.

RECOMMENDATION

That the Board of Directors consider the Ad Hoc Committee alternatives, public comment, and their own considerations and discuss the matter to arrive at a recommended alternative or alternatives. This would be provided back to the City of Santa Clarita for its consideration.

Attachments

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ATTACHMENT 1



City of SANTA CLARITA

23920 Valencia Boulevard • Santa Clarita, California 91355-2196
Phone: (661) 259-2489 • FAX: (661) 259-8125
www.santa-clarita.com

September 2, 2020

Matt Stone
27234 Bouquet Canyon Road
Santa Clarita, CA 91350

Dear Mr. Stone: *Matt*

Subject: Central Park Sign Modification Request

Please let this letter serve as a formal request to modify the entrance signage at Central Park, based upon direction received at the August 25, 2020, City Council meeting.

At the July 14, 2020, meeting, the City Council asked for an agenda item to discuss options for memorializing the victims of the Saugus High School shooting. The item was formally brought before the City Council during their August 25, 2020, regular City Council meeting.

After considering the preferences provided by the victims' families, the City Council unanimously approved that the entrance sign at Central Park be modified to accommodate the following language:

*In Memoriam
Gracie Muehlberger and Dominic Blackwell*

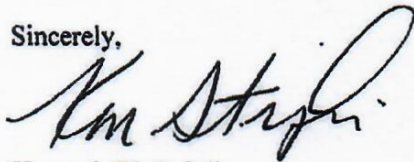
Prior to approval, the City Council was notified that this approval would be contingent on agreement from SCV Water. Per the agreement between the City of Santa Clarita and SCV Water (formerly CLWA), "CITY may erect, maintain, permit and from time to time remove signs in or about the Premises; provided, however, that the signs comply with all government statutes, ordinances, rules, regulations, orders and requirements, and that CITY first obtains the CLWA's written approval to erect such signs" (Section 11.01).



Central Park Sign Modification Request
September 2, 2020
Page 2

For your consideration, attached are a few designs to accommodate this additional language to the sign. I appreciate your willingness to collaborate on this meaningful community project. If you have any additional questions, or if there is anything else I can do to help, please feel free to contact me.

Sincerely,



Kenneth W. Striplin
City Manager

KWS:JM:cg

S:\MSJenid\SCV WATER - SIGNAGE CHANGE REQUEST.docx

Attachment



EXISTING



SCHEME 'A'
As designed by families



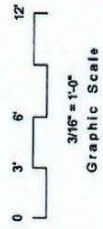
SCHEME 'B'
Incorporating City and Water Names (seems busy)



SCHEME 'C'
Incorporating City and Water Names onto end blocks

Central Park Monument Sign Alternate Schemes

September 2, 2020

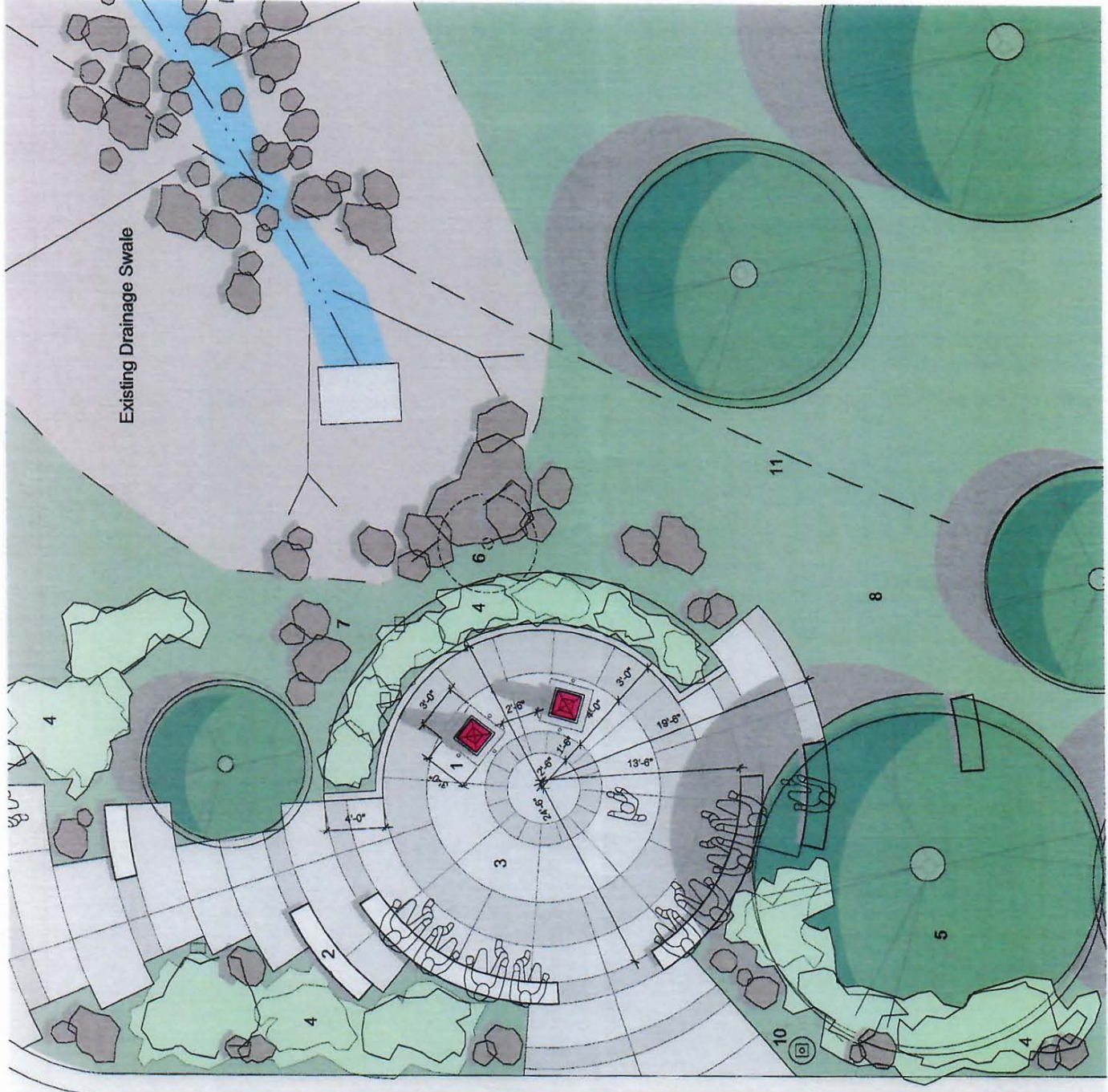


A-1

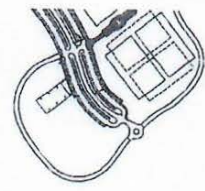


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alkway

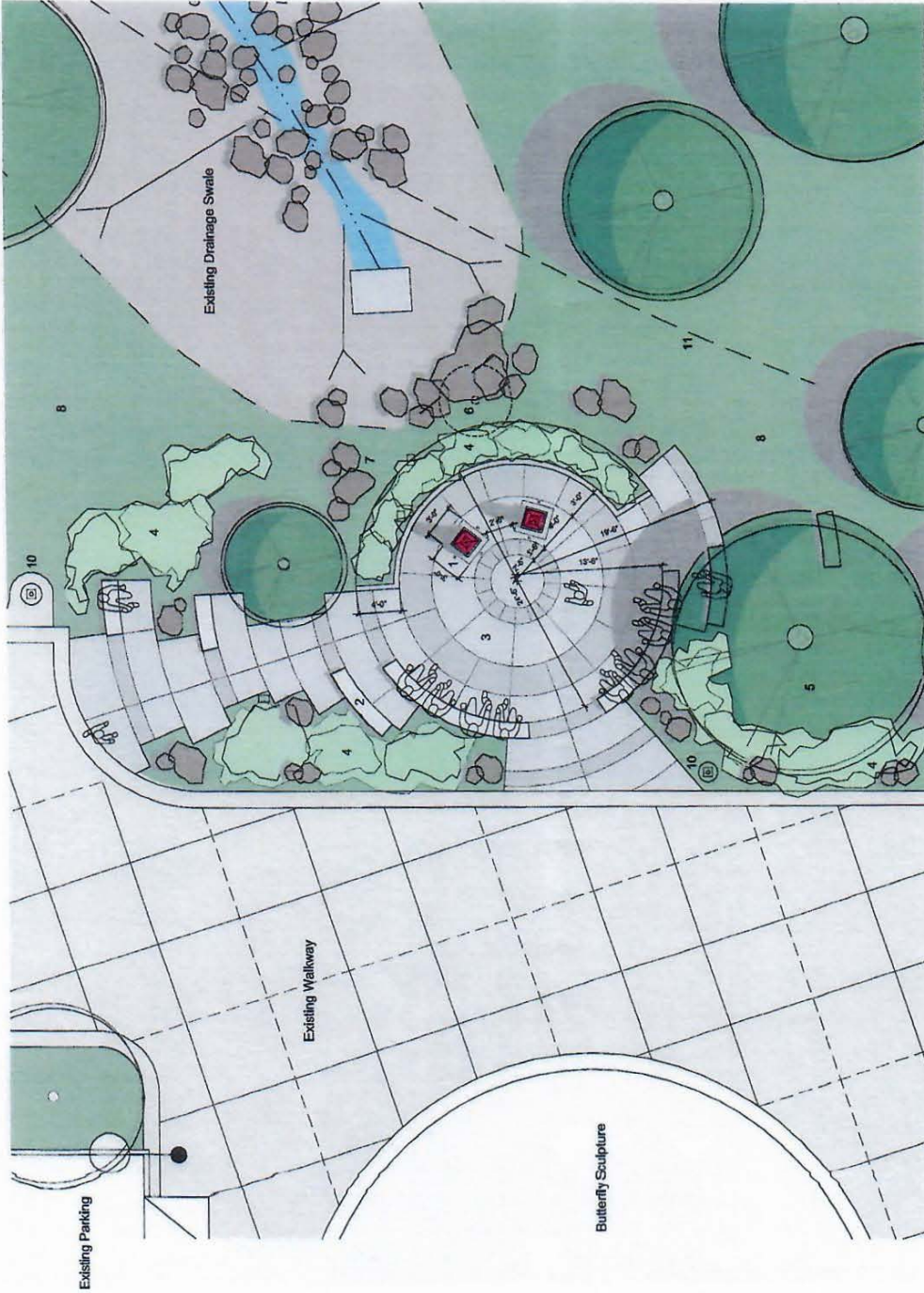


- 4 New low pla
- 5 Existing tree
- 6 Existing tree
- 7 New accent
- 8 New sod
- 9 New post ar
- 10 Existing pole
- 11 Ballfield Set



Site Plan

Central Park



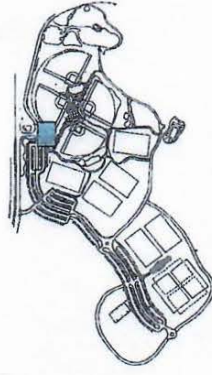
Site Plan

**Central Park
Memorial Plaza
(Med Separated Obelisks)**
November 13, 2020

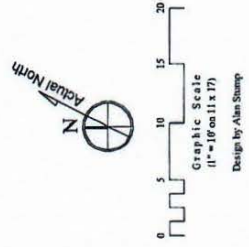


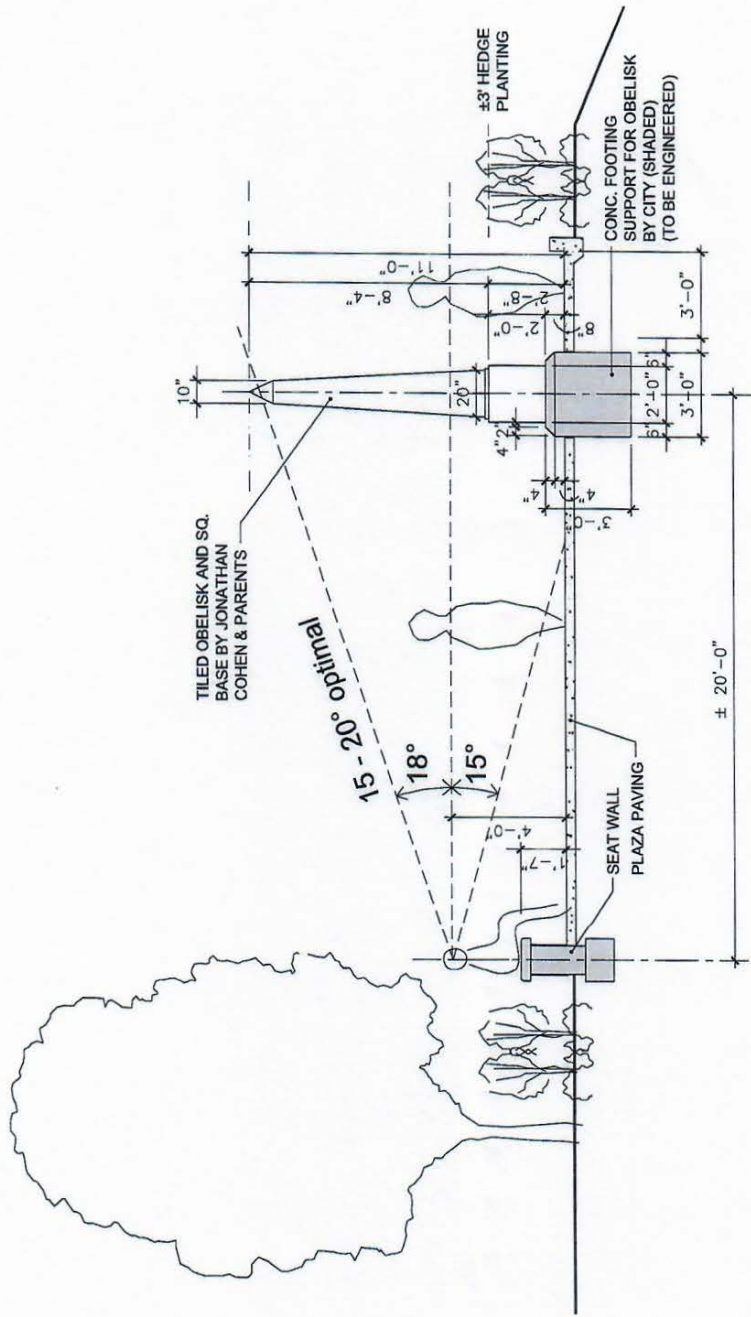
Plan Key Notes

- 1 11" high obelisks w/ in-ground LED uplights
- 2 Masonry seat wall w/ 2" concrete cap
- 3 Concrete paving
- 4 New low planting / shrubs w/ accent uplights
- 5 Existing trees, typ.
- 6 Existing tree to be removed
- 7 New accent boulders
- 8 New sod
- 9 New post and rail fence to match existing
- 10 Existing polelight to remain
- 11 Ballfield Setback Zone

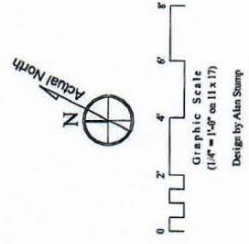


Vicinity Map





SECTION THROUGH PLAZA AREA



Central Park Memorial Plaza

November 13, 2020



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Alternative Signage Concepts

SCHEME 'D'

"In Memoriam" dedication added to base of right side entry monument.
Reconfigure existing shrubs and potential adjustment of lights that illuminate monument

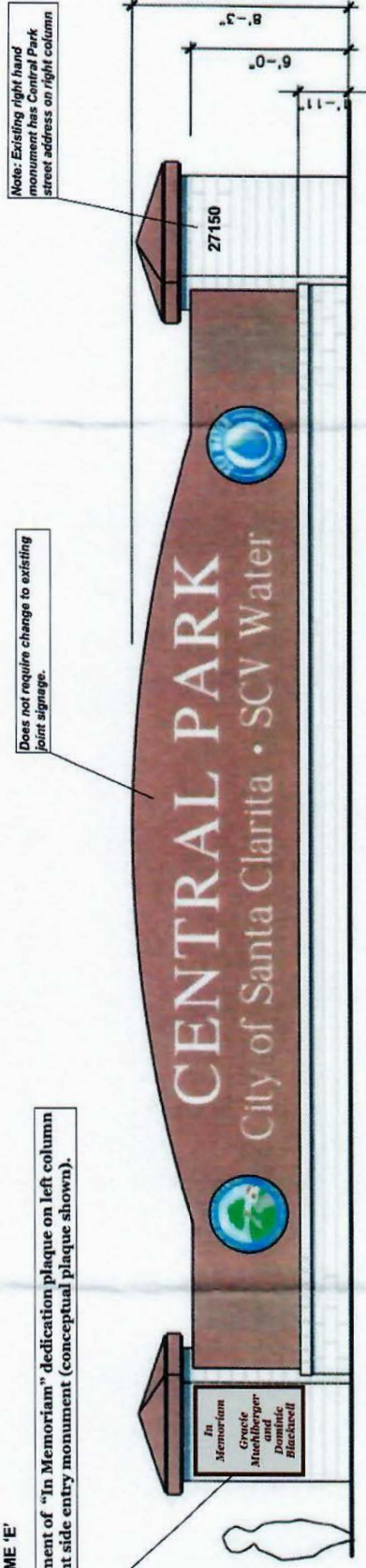
No other modification to the existing joint entry monument required.



SCHEME 'E'

Placement of "In Memoriam" dedication plaque on left column of right side entry monument (conceptual plaque shown).

Does not require change to existing joint signage.



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DIRECTOR REPORT AB 1234

Director Name: Jeff Ford

Conference/Seminar Name: Fall 2020 ACWA Virtual Event

Date: 12/2-12/3/2020

To Be Presented at Next Regularly Scheduled Board Meeting on: 12/15/2020

Subject Matter of Conference/Seminar: ACWA Conference

Speakers and Persons of Interest in Attendance: Water professionals, government representatives, consultants, and others, from numerous entities in California.

Points of Interest: I participated in a number of informative sessions; but an overall theme was the hoped for improvement in several areas with the new incoming executive administration in Washington D.C. There was anticipation that financing for water projects would be more available, benefitting legislation might be more forthcoming, that the new administration would generally work more cooperatively with California political and water leaders, and that many of the lawsuits between the state and federal government could be resolved amicably. Time and circumstances will tell how many of these goals will be realized.

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DIRECTOR AB 1234 REPORT

ITEM NO.
11.1

Director Name: Jerry Gladbach

Meeting Attended: ACWA Conference

Date of Meeting: December 2 and 3, 2020

Date of Meeting to be Presented at: December 15, 2020

Points of Interest:

It was a very informative conference covering many subjects affecting areas from all over the State.

It was first good to hear from Dave Eggerton to share with us all of the things that ACWA has accomplished this year.

It was good to see Paul Joans receive the Emissary Award.

I was delighted to see Bette Boatman receive ACWA's Lifetime Achievement Award. I was delighted because when she was President of ACWA, I was Vice-President and we became very good friends and we taught each other a lot.

Bette has been a Director of Contra Costa WD for 46 years.

Curt Aiken also got ACWA's Lifetime Achievement award, he is the GM at Yuba WD.

A high performance team in the workplace to me is like a great sports team, and as the speaker pointed out all members must have the same goal, each has a role to play, and each must be committed. Four items: power of purpose, communicate it, process and results. She asked us to go back and think of a time we were part of such a team. I did and that experience was awesome.

One spoke of the Tulare GSA and how they investigated the area to determine the best location for a spreading pond, using both drilling logs as well as SKYCAM which is a helicopter with special equipment that determines the geology of the ground.

Proper forest management requires a facility close by to utilize the material removed.

That facility can be a power plant to produce electricity or make wood chips, without it the cost of removal is even more expensive.

If Vice-President Biden succeeds in becoming President he will pick several members of his Cabinet and their Assistants from California. Earmarks is likely to return..

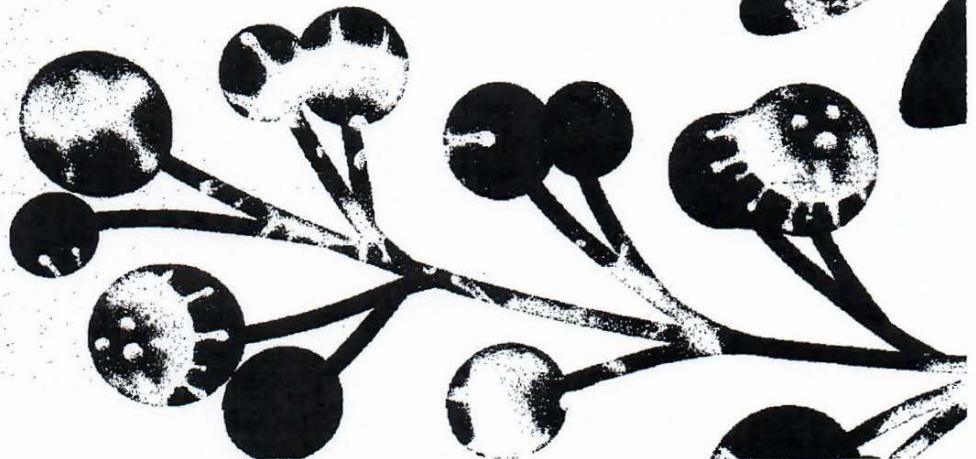
The weather cycles will be a lot different from the past, with the wet years a lot wetter and the dry years a lot drier. Overall the amount of rainfall will be the same, but with a lot of spikes. Massive floods will be more frequent. Also more intense wildfires.

Rice fields can be used to reduce flood effects. Years ago farmers burned their rice fields after harvest, in the '90's it was illegal, so they flooded the fields, this resulted in a lot of benefits, food for fish that had left the river, lakes for waterfowl, and a place to put excess water during flooding episodes.

DECEMBER 2 - 3

ACWA 2020 Fall Virtual
Conference & Exhibition

ADAPTING TO CHANGE



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DIRECTOR AB1234 REPORT

Director Name: Jerry Gladbach

Meeting attended: NWRA's Federal Affairs Committee

Date of meeting: December 4, 2020

Date of Meeting to be presented at: December 15, 2020

Points of Interest:

There was much discussion regarding the chairs of the Congressional Committees

During the land duck session they expect that the National Defense Administration Act will be passed with some inclusion for PFOAS usage on bases, also WRDA will be passed but there are still negotiations occurring, also a COVIG-19 bill out soon. Some of these bills and perhaps others may be combined to reduce the overall objections and get passed, the idea is to get people back to work and if WRDA is passed it would provide a lot of jobs. It was noted that everybody is anxious to get out of town.

EPA will soon be releasing regulations regarding ESA removing some species from the lists

The court has issued a guidance document regarding the Maui case and it puts the requirements on the governmental agencies to prove an issue instead of the discharge proving that there is not a problem

The regulations for WOTUS and NEPA are still being litigated

In 1994 Congress passed the Congressional Review Act which gives Congress 60 legislative days to review any new regulation and if not objected to the regs stand.

In the case of Mississippi vs Tennessee the court, which deals with groundwater, The court sent it back to Mississippi and suggested that they refile it and pursue an equitable appropriation of the water.

The NWRA Leadership Forum, a strategic planning session, in January will be a critical meeting. Each State is developing their list of priorities for the year.

It was a fast and furious meeting with a lot of information being presented. It was a great meeting with a lot of information.

From: NWRA nwra@nwra.org
 Subject: NWRA Alert: December 4th Federal Affairs Call Agenda
 Date: Dec 4, 2020 at 7:49:36 AM
 To: ejglad@aol.com

NWRA

National Water Resources Association

December 4, 2020

To: NWRA Federal Affairs Committee

From: NWRA Fed Affairs Team

Re: Agenda - Federal Affairs Call - Friday December 4th

Federal Affairs Committee members,

Below please find the meeting login/call information for today's Federal Affairs Committee call.

Join online:

<https://us02web.zoom.us/j/82108151952?pwd=WU9JcVhDVTZOUkEvSm4zcEdFK0dRUT09>

Join by phone:

Call in number: [301-715-8592](tel:301-715-8592)
 Meeting ID: [821-0815-1952](tel:821-0815-1952)
 Passcode: 455135

NWRA December 2020 Federal Affairs Committee Call
 Friday, December 4, 2020
 12:30 Eastern, 11:30 Central, 10:30 Mountain, 9:30 Pacific

- I. Welcome
- II. New Congressional Committee Leaders
- III. Lame duck outlook
 - a. NDAA
 - b. WRDA
 - c. Western Water Package
 - d. Appropriations
 - e. COVID-19 Relief
- IV. Task Force Updates
 - a. Forest Health

- b. Army Corps
- c. Water Supply
- d. Environment
- e. Litigation Review
- f. Water Power
- f. Water Quality
- g. Groundwater

V. NWRA Leadership Forum

VI. Other Business

Please let us know if we can provide any additional information prior to the call.

NWRA | (202) 698-0693 | nwra@nwra.org | nwra.org
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NWRA | 4 E Street SE, Washington, DC 20003

Unsubscribe_ejglad@aol.com

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Sent by nwra@nwra.org