



**MINUTES OF THE REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
LA PUENTE VALLEY COUNTY WATER DISTRICT**

A regular meeting of the Board of Directors of the La Puente Valley County Water District was held on Monday, July 24, 2017, at 5:30 at the District office, 112 N. First St., La Puente, California.

**Meeting Called to Order:**

President Hastings called the meeting to order at 5:30 pm.

**Pledge of Allegiance**

President Hastings led the meeting in the Pledge of Allegiance.

**Directors Present:**

David Hastings, President; William R. Rojas, Vice President; Charles Aguirre, Director; John P. Escalera and Henry Hernandez, Director.

**Staff Present:**

Greg Galindo, General Manager; Rosa Ruehlman, Board Secretary; Gina Herrera, Customer Service/Accounting Supervisor; Roy Frausto, Compliance Officer/Project Engineer; Cesar Ortis, Water Production and Treatment Supervisor and Roland Trinh District Counsel.

**Others Present:**

- Homeowners, Javier Lievanos, Jr., of 122 Banbridge and Samuel Villalobos of 130 Banbridge.
- Mr. Alfonso Contreras, Director from Upper San Gabriel Valley Municipal Water District.

**Public Comment:**

- Mr. Contreras informed the Board that the Upper District Board has accepted the separation of General Manager Shane Chapman. The Upper District Board hired an interim General Manager Francis Delach who has worked for the City of Monrovia and held the position as City Manager and has a great deal of knowledge about the water industry. Upper District has put out an RFP to fill the General Manager position and will hire a firm to assist with the selection process.
- Mr. Galindo stated that there are a couple of homeowners in attendance who have agreed to hold their comments until after the Project Engineer presents his Report regarding the Banbridge Booster Pump Station.
- Mr. Villalobos asked if he could distribute his letter for discussion later. Mr. Galindo responded that would be fine.

**Adoption of Agenda:**

President Hastings asked for the approval of the agenda.

Motion by Director Aguirre seconded by Director Hernandez, that the agenda be adopted as presented.

Motion approved by the following vote:

Ayes: Hastings, Rojas, Aguirre, Escalera and Hernandez.

Nays: None.

### **Consent Calendar:**

President Hastings asked for the approval of the Consent Calendar:

- Approval of the Minutes of the Regular Meeting of the Board of Directors held on July 10, 2017.
- Approval for Staff to Attend the CUEMA 2017, Leadership Summit on September 7-9, 2017, in Monterey, CA.
- Approval of Attendance to the U. S. Congresswoman Grace F. Napolitano's 2017, Water Forum on Thursday, August 31, 2017, in Baldwin Park, CA.
- Approval of Attendance to ACWA Region 8 Program on Thursday, August 24, 2017, in Los Angeles, CA.
- Receive and File the Industry Public Utilities 2016-17 Fourth quarter Report.

Motion by President Hastings, seconded by Vice President Rojas, to approve the consent calendar as presented.

Motion approved by the following vote:

Ayes: Hastings, Rojas, Aguirre, Escalera and Hernandez.

Nays: None.

### **Financial Reports:**

- A.** Summary of Cash and Investments as of June 30, 2017.
  - Mr. Galindo presented the cash and investment summary. The District's total cash and investments total over \$3.3M. and the Industry Public Utilities Water Operations checking account balance is \$479,004.

Motion by Director Escalera, seconded by Vice President Rojas, to receive and file the Statement of the District's Revenues and Expenses as of June 30, 2017, as presented.

Motion approved by the following vote:

Ayes: Hastings, Rojas, Aguirre, Escalera and Hernandez.

Nays: None.

- B.** Statement of the District's Revenues and Expenses as of June 30, 2017.

- Mrs. Herrera summarized the Statement of Revenues and Expenses for the District and Treatment Plant operations.

Motion by President Hastings, seconded by Vice President Rojas, to receive and file the Statement of the District's Revenues and Expenses as of June 30, 2017, as presented.

Motion approved by the following vote:

Ayes: Hastings, Aguirre, Escalera and Hernandez.

Nays: None.

- C.** Statement of the City of Industry Waterworks System's Revenues and Expenses as of June 30, 2017.

- Mrs. Herrera summarized the Statement of Revenues and Expenses for the City of Industry Waterworks System. She stated that we reached the end of the fiscal year and to date, we remain on target. She also reported most of the year-end entries have been made to close out the fiscal year on June 30, 2017, with the exception of water sales which will not be final until August, since a portion of June sales is included in the July and August billing. She also added that the audit process is anticipated to begin close to October.

Motion by Director Aguirre, seconded by President Hastings, to receive and file the Statement of the City of Industry Waterworks System's Revenues and Expenses as of June 30, 2017, as presented.

Motion approved by the following vote:

Ayes: Hastings, Rojas, Aguirre, Escalera and Hernandez.

Nays: None.

**Action/Discussion Items:**

Consideration of CEQA Notice of Exemption for New Waterline Installation in Del Valle Avenue.

- Mr. Frausto reported this is a requirement to file a CEQA Notice of Exemption for the 747 Del Valle Avenue project. He stated that under CEQA, there are two exemptions that this project falls under; Statutory Exemption and Categorical Exemption. He stated the basis to filing this notice is under the Statutory Exemption for the proposed waterline on Del Valle, which the installation of a new pipeline that does not exceed one mile in length.

After further discussion, motion by Director Escalera, seconded by Director Hernandez, to approve the CEQA Notice of Exemption under the Statutory Exemption for New Waterline on Del Valle Avenue and Direct Staff to File the Notice of Exemption with the County Clerk.

Motion approved by the following vote:

Ayes: Hastings, Rojas, Aguirre, Escalera and Hernandez.

Nays: None.

**Project Engineer's Report:**

Mr. Frausto presented his report: (See memo and reports)

- He provided a memorandum of the activities he and Staff worked on during the month of June 2017 and highlighted some of those items in his report.
- Mr. Frausto provided an update on the Banbridge Pump Station. He stated he has made an attempt to contact the property owner on Banbridge to finalize the scope of work for this project. He added that this is a 2017 capital improvement project.
- Mr. Frausto and Mr. Galindo provided an overview of the existing pump station and the proposed scope of work.

**Public Comment:**

- The homeowners Mr. Villalobos and Mr. Lievanos spoke for 18:18 minutes.
- Mr. Villalobos and Mr. provided a letter to the Board requesting certain improvements to their property.
- Mr. Lievanos presented some photos of the Banbridge pump station and shared his concerns about its appearance. He stated that if the proposal is to remove the pump station from its present location, then the existing landscaping needs to be returned back to nature. He also shared some other issues at the site. He also stated this project is taking way too long and nothing has been done and feels the District needs to act quicker to get this project going Mr. Villalobos shared his concerns that this project has been on the District's drawing Board for a decade and is taking way too long and to date, nothing has been resolved. He also suggests that the District consider Mr. Villalobos and Lievanos as residential partners for this project. He also shared his concerns that one of the palm trees appears to be ready to fall over especially if we experience another wet year. Another concern he shared was putting up a retaining wall. Mr. Galindo displayed one of the exhibits and asked for clarity about building a retaining wall between the two properties and how far east from property line.
- Mr. Contreras from Upper District spoke for 3 minutes to provide comment in response to Mr. Villalobos and Mr. Lievanos comments. He also stated that District's Staff is doing a great job in trying to resolve this issue and presented an excellent proposal that will improve the Booster Station and its appearance.

Motion by Vice President Rojas seconded by Director Escalera, to receive and file the Project Engineer's report as presented.

Motion approved by the following vote:

Ayes: Hastings, Rojas, Aguirre, Escalera and Hernandez.

Nays: None.

**General Manager's Report:**

- Mr. Galindo had no report but shared that he will be taking a couple of days off in the following week.

**Information Items:**

**A. Upcoming Events.**

- Mrs. Ruehlman provided an update on the upcoming events for 2017, and who will be attending.
- President Hastings would like to attend the upcoming SCWUA on July 27, 2017. Mrs. Ruehlman will attempt to get him added since registration is closed.
- She also informed the Board that the ACWA Fall Conference is now open for registration.

**B. Correspondence to the Board of Directors.**

No comments on correspondence provided.

**Attorney Comments:**

Mr. Trinh reported that the San Gabriel Valley Basin Water Quality Authority took out a full page ad in the Los Angeles Times to announce the renewal of the BPOU Agreement.

**Board Member Comments:**

**A. Report on events attended.**

- There were no events attended during this period.

**B. Other comments.**

- Board had no comments.

**Future Agenda Items:**

- No future items.

**Adjournment:**

There is no further business or comment, the meeting was adjourned at 6:27 p.m.

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David Hastings, President

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Rosa B. Ruehlman, Secretary

July 24, 2017

Samuel B. Villalobos  
130 Banbridge Avenue  
La Puente, California 91744

Javier Lievanos  
122 Banbridge Avenue  
La Puente, California 91744

La Puente Valley County Water District  
Board Members  
Honorable David Hastings, President  
Honorable William R. Rojas, Vice President  
Honorable Charles Aguirre, Director  
Honorable John P. Escalera, Director  
Honorable Henry P. Hernandez, Director

**SUBJECT: Banbridge Pump Station Project  
Revised Scope of Work and Revised Design Concept**

Dear Members of the Board:

On July 10, 2017, the La Puente Valley County Water District staff notified us that the "draft new scope of work" for Banbridge Pump Station Project calls for "... the demolition of the existing structure along with the housed appurtenances and the construction of a new pump housed in an underground vault within the public right-of-way." We respectfully request that the Banbridge Pump Station Improvements (Zone 3) Project revised scope of work and design concept also include provisions for the following:

- An approximate approximately 8' foot high by approximately 100' long retaining concrete wall with a "Caisson Foundation" and drainage plans along the mid-point of the property line boundary located between 122 Banbridge Avenue and 130 Banbridge Avenue)
- An approximate 8' foot high tapering down to two (4 feet) and approximately 60' long retaining concrete wall with a "Caisson Foundation" and drainage plans at the front of the property behind the five (5) feet dedication area of the property located at 122 Banbridge Avenue.
- New public improvements to replace all deteriorated curb, gutter, sidewalk in front of 122 Banbridge Avenue and the driveway located at 130 Banbridge Avenue.
- Installation of a bronze circular plaque for the La Puente Valley County Water District - Banbridge Pump Station "Project" identification purposes

- Prepare application to Edison petitioning the immediate relocation of the existing street light pole fixture to a place several feet to the north as a public safety measure and to protect the light pole and lighting infrastructure from rust damages by ongoing erosion and the constant saturation of run-off water and moist dirt materials at the toe of the existing slope and immediately touching the anchor and the bottom of the street light pole.
- Prepare application to the AT&T and Frontier Communication petitioning the immediate relocation and undergrounding of the existing wooden poles and related power and communication lines. and by removing these structure and anchor easements from the existing location at 122 Banbridge Avenue and 130 Banbridge Avenue. Thus, eliminating existing 24/7 hazardous conditions threatening homeowners and members of their respective families and their guests by a worst case scenario horrific accidental electrocution and to enhance the public safety by adding more protection against the risk of accidental electrocution of Water District and other utilities workforce personnel while servicing the La Puente County Water District Banbridge Pump Station Project
- Prepare grading, drainage, erosion control, retaining wall, and Standard Urban Storm Management Plan (SUSMP) plans; prepare hydrology and SUSMP reports
- Obtain a licensed Landscape Architect to prepare a Master Landscape Plan and hardscape Plan based upon the site assessment and the requirements for the residential land use and the Banbridge Pump Station Improvements (Zone 3) Project located at 122 Banbridge Avenue. Prepare a landscape design showing property lines, houses, fences, existing walls, existing trees, shrubs and ground cover driveways, and walkways for 122 Banbridge Avenue and 130 Banbridge Avenue residential land uses. Redo all areas disturbed by construction looking at soil conditions, drainage, wind, sun, slopes and water-use areas renovate existing landscape providing water saving common plants that need little water and are drought resistant. native vegetation and irrigation systems. In consultation with property owner(s) replant (that may be removed temporarily during the construction phase) and reestablish existing palms (122 Banbridge Avenue), water-conserving evergreen trees (130 Banbridge Avenue), and shrubs with mulch that can be drip irrigated once they are established. If any member the LPCWD service workforce or residential families are allergic to any plant, bees or mosquitoes do not include such plants in Master Plan. A licensed landscape and licensed hardscape contracts shall be obtained to perform the work on proved Master Landscape Plan.

## **OTHER RELATED TASKS**

- Prepare tentative and preliminary plans

- Prepare supporting documents for City of La Puente discretionary applications, plan check review and permit approval procedures
- Interpret/review topographic maps prepared by Department of Public Works Survey Division and other civil engineering consultants
- Prepare civil engineering drawings using AutoCAD Land Desktop calling for a new Banbridge Pump Station Improvements (Zone 3) Project
- Prepare all mechanical and elevations specification construction drawing, architectural drawing, and landscape architecture drawings
- Obtain a professional landscape company to implement the Master Landscape Plans for area of the Banbridge Pump Station Improvements (Zone 3) Project at 122 Banbridge Avenue and 130 Banbridge Avenue to replant and reestablish trees, palms, shrubs, and ground cover disturbed during the construction phase
- Provide the property owners located at 122 Banbridge Avenue and 130 Banbridge Avenue a "Hold harmless Agreement" and provide evidence of Insurance in the form of a Certificate of Insurance naming the Lievanos family property owners located at 122 Banbridge Avenue and the Villalobos family property owners located at 130 Banbridge Avenue as additionally insured during the temporary construction phases and during the permanent day to day operations of the Banbridge Pump Station.
- Obtain plan approvals from the property owners located at 122 Banbridge Avenue and 130 Banbridge Avenue prior to submitting plans to the City of La Puente.
- Provide contract for a monitored security system, including video for the new Banbridge Pump Station Improvements (Zone 3) Project
- Provide a property maintenance plan
- Meet with City plan checkers, prepare plan check application, prepare plan check corrections to their satisfaction and obtain permits.
- Establish a construction schedule start to finish.
- Provide Community Outreach notice to the community of Property Owners and residents on Banbridge Avenue and surrounding neighborhoods about the Banbridge Pump Station Improvements (Zone 3) Project
- Prepare the bid documents for the concrete work, landscaping, public improvements and the installation of the new pump for the Banbridge Pump

Station Improvements (Zone 3) Project to help accelerate the progress and the start of construction by Fall of 2017.

- Prepare and execute Right to Enter agreement by and between LPVCWD and “Villalobos” and by and between the LPVCWD and “Leivanos” (with specifying dates of enforcement start to finish throughout construction phase

The proposed Banbridge Pump Project brings welcomed replacement of the outdated (1960s) pump technology with state-of-the-art pump apparatus with a new housing design and the elimination of substandard conditions, as follows:

**EXHIBIT 1** shows the residential land use located at 122 Banbridge Avenue. The picture scene includes seven (7) mature palm trees in the foreground.

**EXHIBIT 2** demonstrates the existing condition of the La Puente Valley County Water District Banbridge Pump housing located adjacent and abutting the westerly property line boundary between residential property at 120 Banbridge Avenue and 130 Banbridge Avenue. The photo shows elevated sidewalks in the foreground, poorly cemented and cracked walkway in front doors of the pump housing, original paint peeling off the walls of the pump housing structure, two (2) hazardous exposed eight-inch diameter capped pipe ends approximated three-inches higher than level ground, sand bags are (permanently) set in place to hold back constant erosion of slope ground dirt, slope grade difference between 120 and 130 Banbridge properties, lack of landscape surrounding the existing pump area, unsightly elevated air vent approximately eight-inch perforated pipe expel foul odors and mosquitoes and swarms of insects, an existing street light pole fixture, and a long-time dried tree stump makes it self evident of the decay(s) of neglect and risks to public safety.

**EXHIBIT 3** shows the residential land use located at 130 Banbridge Avenue. This property is located southerly adjacent and abutting the La Puente Valley County Water District Banbridge Pump housing.

**EXHIBIT 4** shows the existing La Puente Valley County Water District Banbridge Pump housing located within easement on the residential land use located at 122 Banbridge Avenue. A close examination of the photograph clearly shows imminent threat of a heavy weighted mature palm tree leaning overhead the existing pump structure with exposed roots and lack of support soil. The image also shows the constant run off of the slope ground soil covering the pump structure within the easement.

**EXHIBIT 5** shows “Close-up” of the unpermitted encroachment by the existing LPVCWD Banbridge pump two (2) hazardous exposed eight-inch diameter capped pipe ends, approximated three-inches higher than level ground on the residential land use located at 130 Banbridge Avenue. LPCWD does not have easement right on 130 Banbridge Avenue. This picture also shows substandard and deteriorated concrete soil retaining work that overtime has been torn way by constant soil erosion and replaced with sandbags for little or no avail to stop slope ground erosion.

**EXHIBIT 6** shows a "Close-up" of various existing mature palm trees located within the front of 122 Banbridge Avenue property. The picture demonstrates an evident fault in the ground, loss of soil through erosion on to the sidewalk and a portion of substandard, deteriorating and ineffective retaining concrete work.

**EXHIBIT 7** shows "Close-up" the existing housing doors of La Puente Valley County Water District Banbridge Pump suggest and begs for upgrades to security measures. The photograph clearly shows that a simple lock is currently in place. This condition may warrant surveillance and security upgrades. The photo image shows sand bags from the top to the bottom and the constant run off of the slope ground soil on the side of 130 Banbridge Avenue property line.

**EXHIBIT 8** shows "Close-up" of the La Puente Valley County Water District headquarters. The image shows a streetscape focusing on the LPCWD offices and nearby business partners, appreciating newly refurbished commercial facades with decorative awnings. The corporate look is neat and very well maintained. The surrounding public improvement include amenities including street furniture, street trees, tree wells tree grates, street lighting, safe sidewalks, curbs and gutters, planters in the public right of way with striving beautiful plants and paved park ways which strongly contribute to enhance the neighborhood oriented business environment and a strong sense of wellness that is conducive to a strong business climate for the enjoyment of the work force, patrons, visitors and residents, alike.

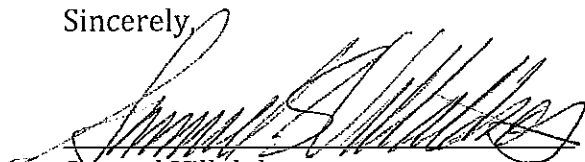
**EXHIBIT 9** shows Block and Parcel Map 8246 SHEET 41 for parcels LOT 58 (Lievanos) and parcel LOT 57 (Villalobos).

**EXHIBIT 10** shows Corner Record Lot 57, TR No. 20399, M.B. 500 700 PGS 70-74

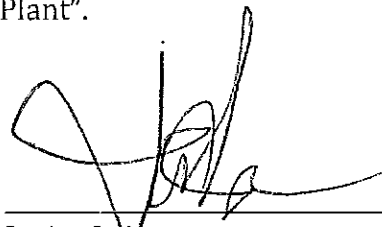
**EXHIBIT 11** shows Property Line Exhibit including 122 Banbridge LOT 58 TR. NO 20399 and 130 Banbridge LOT 57 TR. NO 20399

Thank you for the opportunity to review and comment on the proposed scope of work and design concept for the new La Puente Valley County Water District Banbridge Pump Station Project "Booster Plant".

Sincerely,

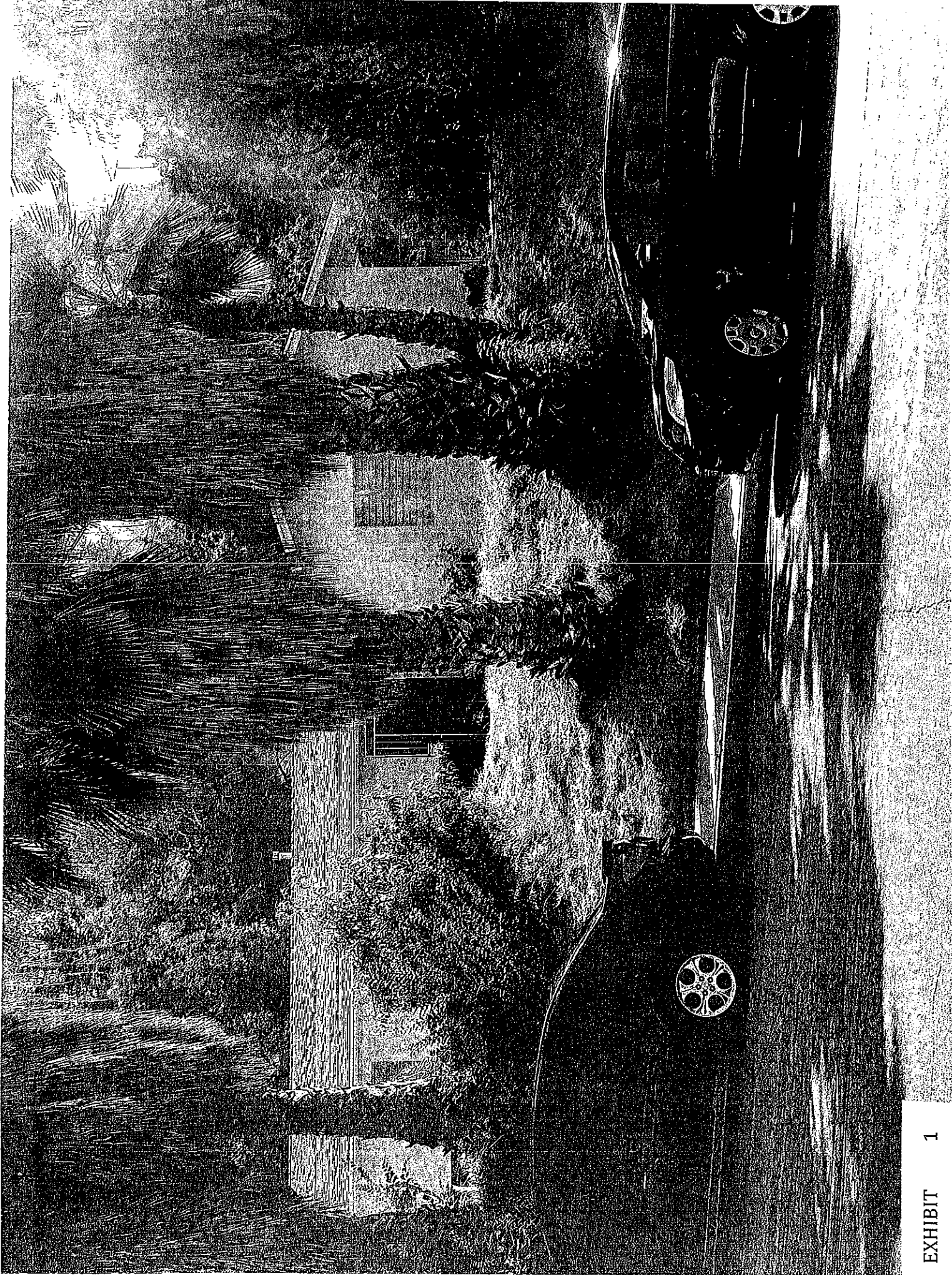


Samuel Villalobos



Javier Lievanos

Greg B. Galindo, General Manager  
Roy Frausto, Compliance Officer/ Project Engineer



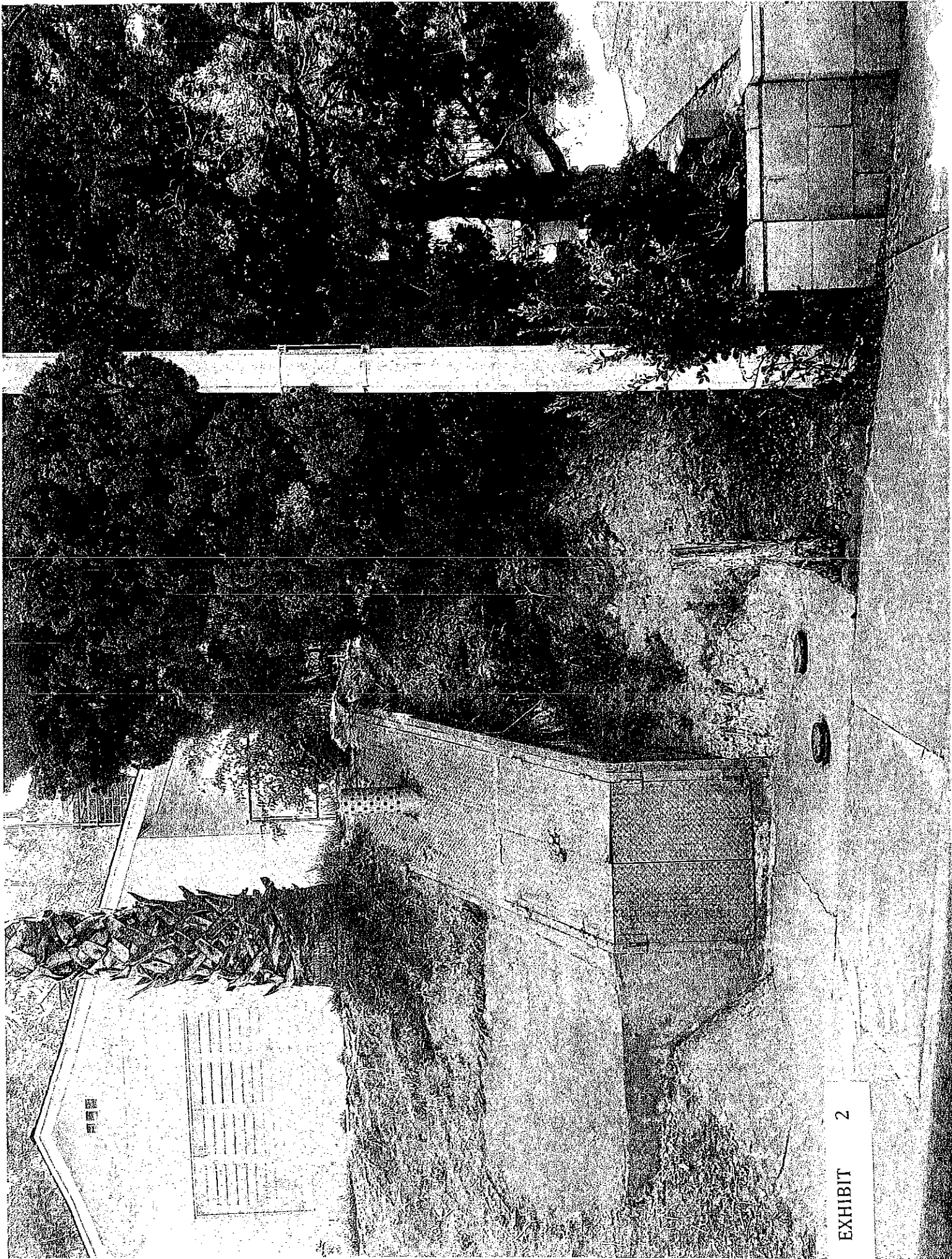


EXHIBIT 2

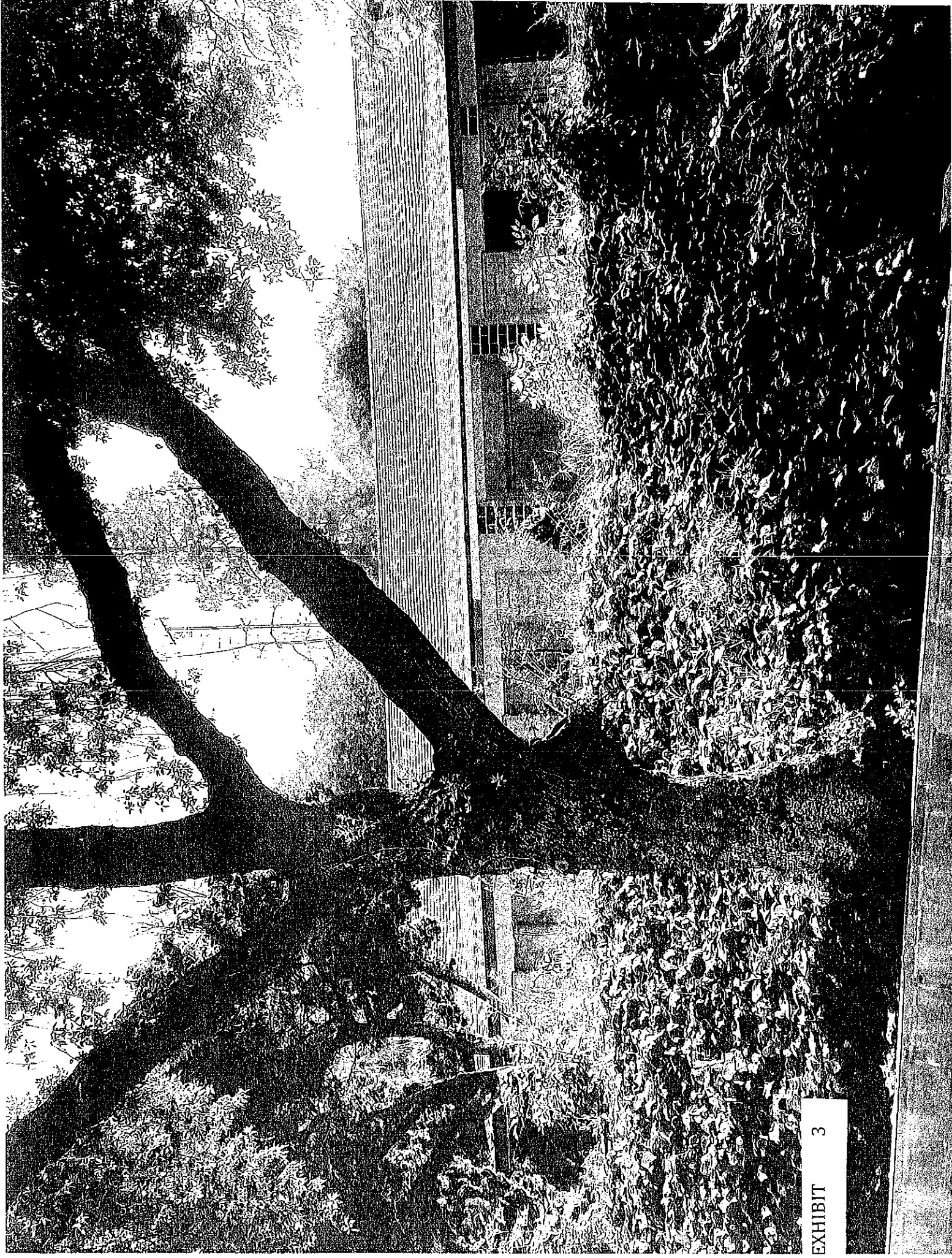


EXHIBIT 3



EXHIBIT 4



EXHIBIT 5

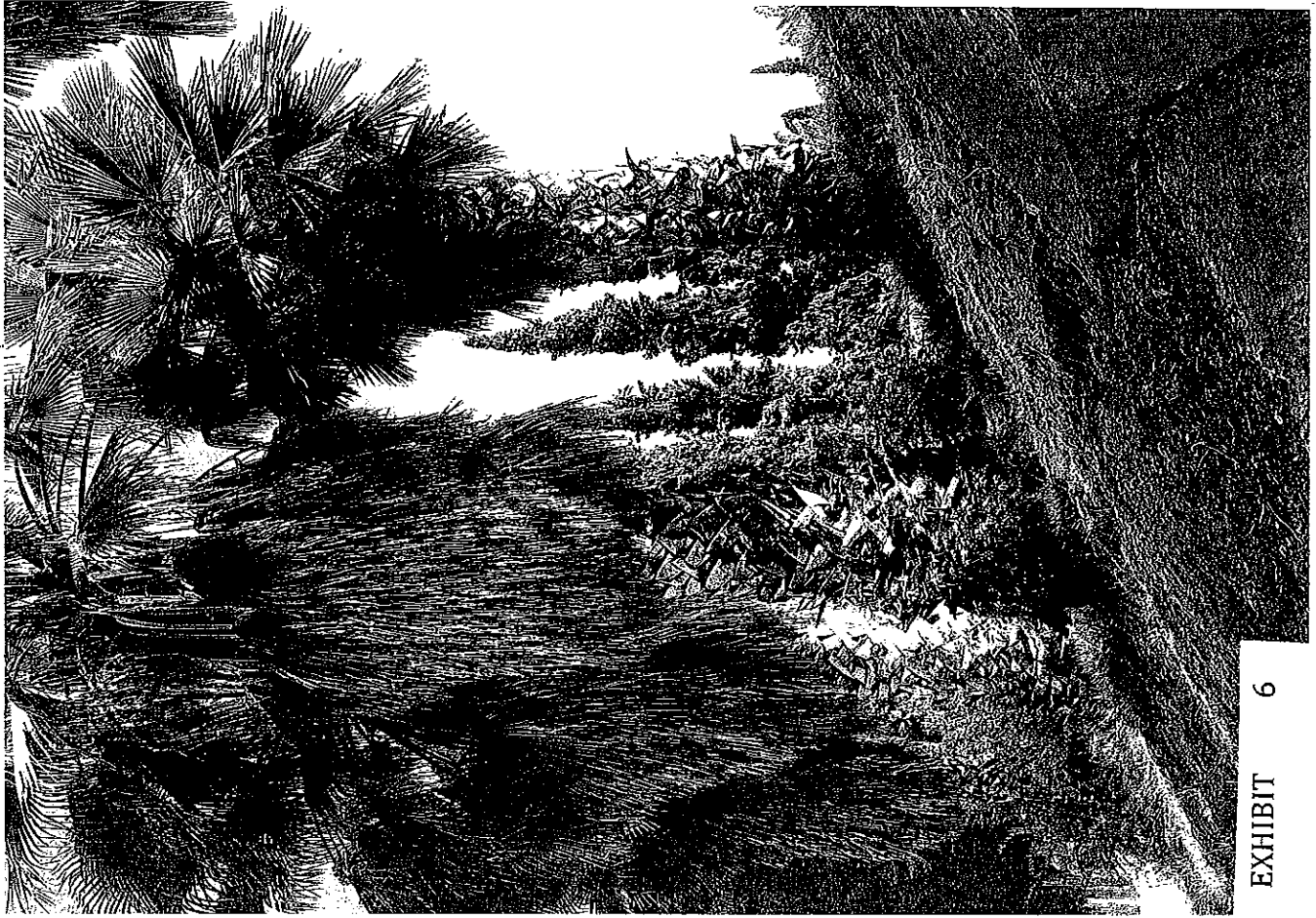


EXHIBIT 6



EXHIBIT 7



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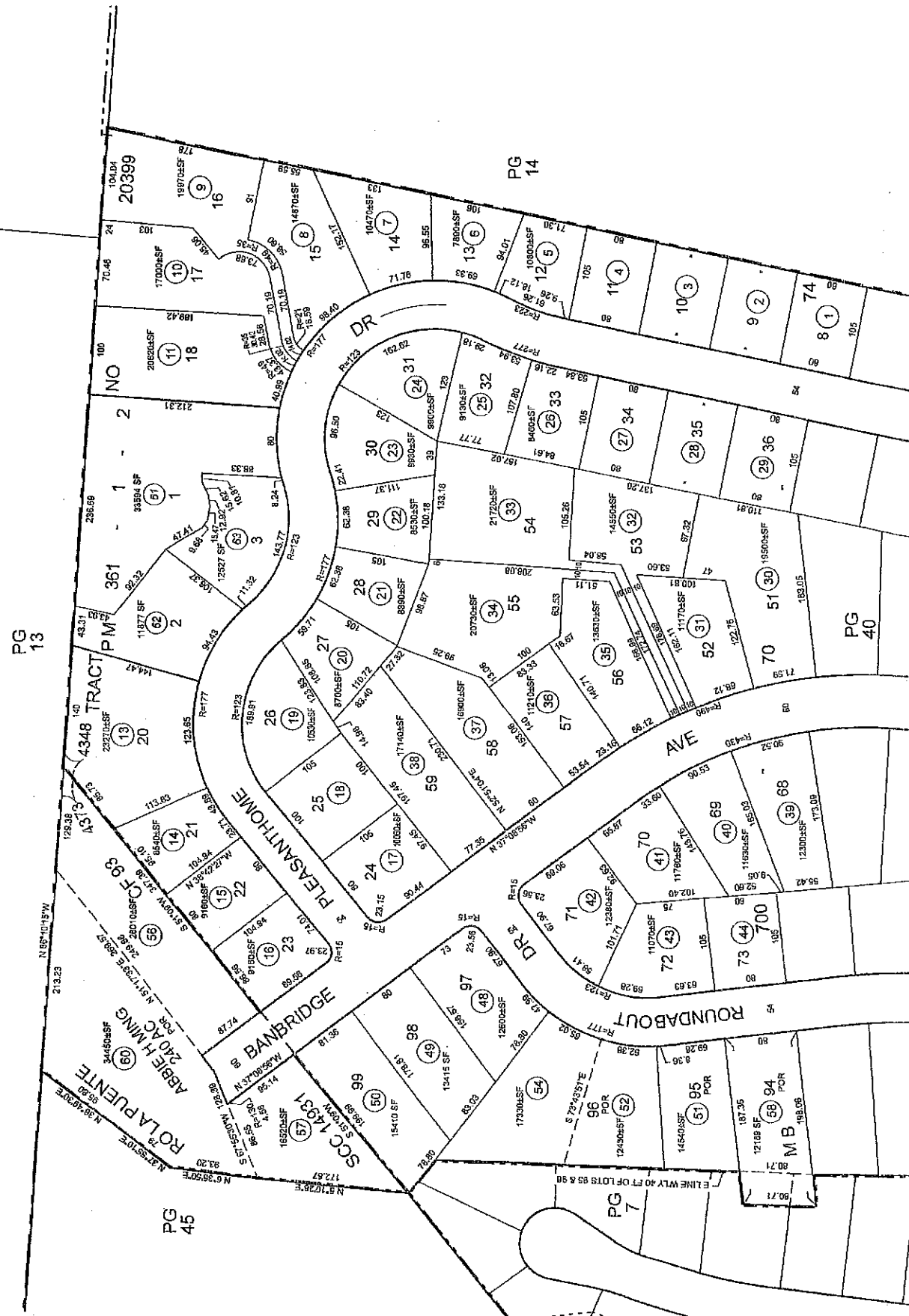
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2010



MAPPING AND GIS  
SERVICES  
SCALE 1" = 100'



① PLEASANTHOM  
DRIVE



SCALE: 1" = 30'

THE BEARING N 37°08'56" W ALONG THE  
CENTERLINE OF BANBRIDGE AVE PER TR.  
NO. 20399 RECORDED IN MAP BOOK 700  
PAGES 70-74 RECORDS OF LOS ANGELES  
COUNTY, WAS TAKEN AS THE BASIS OF  
BEARINGS SHOWN ON THIS MAP.

ROUNDABOUT  
DRIVE

BANBRIDGE AVE

PROP LINE PROD  
SET L&TAG LS7699  
5.0' OFFSET CORNER

PGS. 70-74

N 52°51'04" E  
140.00'

PROP CORNER  
SET 1" IRON PIPE W/  
PLASTIC PLUG LS7699

(30)

N 37°08'56" W  
53.51'

LOT 57

M.B. 700

N 37°08'56" W  
196.82'

N 52°51'04" E  
30.00'

N 37°09'10" W  
83.31'

C1

N 55°33'33" E  
140.71' RADIAL

PROP LINE PROD  
SET L&TAG LS7699  
5.0' OFFSET CORNER

PROP CORNER  
SET 1" IRON PIPE W/  
PLASTIC PLUG LS7699

C2

① = FD SPK&TIN PER TR. 20399  
M.B. 700 PGS. 70-74

TRACT NO. 20399

CURVE TABLE				
Id	Delta	Radius	Arc Length	Tangent
C1	02°42'29"	490.00'	23.16'	11.58'
C2	50°39'52"	460.00'	406.76'	217.76'

[illegible]

11