

Minutes of the Special Meeting of  
The Board of Directors of the  
Aromas Water District  
March 12, 2012

**I. CALL TO ORDER:**

The special meeting of the Board of Directors of the Aromas Water District was called to order by President Huggins on Monday, March 12<sup>th</sup>, 2012 at 7:02 p.m. at the District Office located at 387 Blohm Ave, Aromas, CA.

**II. ROLL CALL:**

Pres. Huggins, Vice Pres Dutra, Directors Mahler, and Holman were present. Director Borchard arrived at 7:08. General Manager Vicki Morris, Staff Gina Patten and Maureen Cain were also present.

**III. PLEDGE OF ALLEGIANCE:** Pres. Huggins led the pledge of allegiance.

**IV. STATEMENTS OF DISQUALIFICATION:** There were no disqualification statements

**V. ADDITIONS AND DELETIONS:** There were no additions or deletions.

**VI. ORAL COMMUNICATION:** None

**VII. PRESENTATIONS:**

There were no reports or correspondence presented.

**VIII. ACTION ITEMS:**

**A. New Administrative Office for the Aromas Water District:**

G.M. Morris contacted a large number of local tradespersons since the February 28, 2012 meeting to inspect and/or estimate costs to repair and upgrade the commercial building at 388 Blohm. She dealt with small local contractors in the community in order to keep labor costs down. She also talked with two engineers about permits and plans.

The two main issues in making the building serviceable are ADA accessibility and improving the bathroom. The current ramp and parking space on the west side of the building are not wide enough, according to the county. Possible solutions will be to use the east side door for ADA access with adjacent parking or construct a deck and ramp combination also with east side access. The bathroom needs modifications for ADA compliance.

The existing pitched roof over the main structure is in good condition, but the eastern annex roof needs replacement. Tradespersons visiting the site saw underneath the structure as well as the attic. Nothing of great concern was discovered. GM Morris also addressed visits to the site or research into work by electricians, HVAC contractor, plumber, sheetrock, windows, flooring contractor, awning manufacturer, painters, pest control and mini blind cleaner.

Recommendations by the various contractors and proposals were compiled in a list distributed by GM Morris. In order to estimate costs that would include possible complications found during work, she requested contractors submit prices to reflect the highest possible cost. With that assumption, the total estimate of repairs and upgrades to the building is about \$141,000.

Discussion following the presentation covered specific repair issues such as replacement of three foundation piers, flashing, and floor covering. Consensus was that this was the best estimate that could be made at this time. Director Holman asked for a comparison of the bottom line for our three administrative building options. Standard construction at about \$573,000,

modular building at about \$473,000 and purchase of the existing commercial building plus repairs and upgrades at about \$336,000-\$350,000 clarified 388 Blohm as the least expensive choice.

It was concluded that we are unsure of County Sheriff's ability to have a substation in the building. Director Mahler feels the public would be most satisfied by the 388 Blohm purchase. Vice President Dutra suggested that we not exceed \$175,000 in upgrades. He would also like to see the alleyway road repaired. Discussion that followed determined that we are unsure of whose responsibility it is to fix pavement. GM Morris will inquire to make certain that no lease exists for renters in residential portion of building.

Director Mahler made a motion to authorize staff to proceed with purchase of 388 Blohm Ave. Director Holman seconded. The motion passed with three votes. President Huggins did not support the purchase, and Director Borchard abstained.

**B. Utility Agreement with the State Department of Transportation for Reimbursement of Costs to Relocate AWD facilities for the San Juan Road Interchange Project:** The District has facilities needing to be relocated for the interchange project estimated to cost up to \$152,200. Caltrans has agreed to pay for 100% of the expenses for engineering and construction and requires us to enter into a Utility Agreement with them.

Director Holman moved that the Board authorize acceptance of the agreement. President Huggins seconded the motion. It passed unanimously.

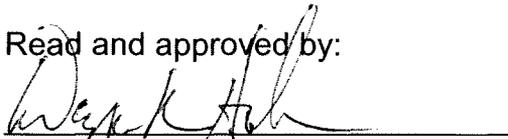
### XIII. FUTURE MEETINGS & AGENDA

The next Regular Meeting will be Tuesday, March 27<sup>th</sup>, 2012 at 7:00 p.m. The location will be at the District Office at 387 Blohm Avenue.

President Huggins adjourned the meeting at 8:25 p.m.  
Report submitted by Laurie Goodman, Board Secretary

Date: March 27<sup>th</sup>, 2012

Read and approved by:

  
\_\_\_\_\_  
Director

Attest:   
\_\_\_\_\_  
Board Secretary