

# Minutes

Sacramento Suburban Water District  
**Facilities and Operations Committee**  
Wednesday, December 9, 2020

## Location:

Video and Audio Conference Only at 1-669-900-6833, or Zoom at Meeting Id # 825 8795 4640

## Call to Order – Videoconference/Audioconference Meeting

Chair Jones called the meeting to order at 5:00 p.m.

## Roll Call

Directors Present: Dave Jones and Kathleen McPherson.

Directors Absent: None.

Staff Present: General Manager Dan York, Assistant General Manager Mike Huot, Amy Bullock, Matt Underwood, and Dana Dean.

Public Present: Luke Schwedler, Catherine Mullen, Kevin Thomas, and Bill Eubanks.

## Announcements

General Manager, Dan York (GM York) reminded Directors of a Special Board Meeting, Tuesday, December 15, 2020, to finalize the General Manager’s Performance Review.

## Public Comment

None.

## Consent Items

### 1. Minutes of the October 27, 2020, Facilities and Operations Committee Meeting

Chair Jones moved to approve Consent Item 1; Director McPherson seconded the motion. The motion passed by unanimous vote.

AYES:	Jones, McPherson.	ABSTAINED:	
NOES:		RECUSED:	
ABSENT:			

## Items for Discussion and/or Action

### 2. Buildings and Structures Asset Management Plan

Engineering Manager, Dana Dean (Mr. Dean) and Operations Manager, Matt Underwood (Mr. Underwood) presented the staff report and went through a PowerPoint presentation.

Chair Jones stated that it was a large report with a lot of detail.

Chair Jones asked how the list of Buildings and Structures Asset Management Plan (BSAMP) 2/3 of its wells sites integrates with the Groundwater Well Asset Management Plan (GWAMP).

Mr. Underwood noted the GWAMP focused on wells and all of the components, but not on the structures itself. The two plans do not overlap.

Chair Jones noted that these Asset Management Plans are used as a tool, not so much as a set procedure or schedule.

Director McPherson inquired when was it decided to use a consultant versus doing it in-house. Director McPherson further inquired how much the plan cost with the selected consultant and what is the longevity of the plan.

Mr. Underwood and Mr. Dean stated that staff realized early on that the existing plan was more of a coating schedule and that there are so many more components of a structure than coating and roofing. The District had done what they could with the in-house BSAMP and it was time to hire a consultant to guide the District to a better document from a professional that does this for a living. The cost was about \$300,000 and is considered a 5 year document.

Chair Jones inquired if the Production crew would be taking over more of the maintenance inspections.

Mr. Underwood stated that the maintenance inspections fall under the Facilities and Fleet Specialist staff member.

Director McPherson inquired if the dollar figure on the Marconi Administrative Building was the value of the building or the replacement cost.

Mr. Dean stated that the figure is the cost to replace the building with a new one.

Director McPherson inquired if the plan identifies the individual assets and what maintenance needs to be conducted to those assets.

Mr. Dean stated that it is a very thorough report and does break down the maintenance needed on the assets.

Director McPherson inquired if the report evaluated selling a property like either the Walnut facility or Marconi facility to then determine if it would be better to have one property that all staff and equipment can be located at.

Mr. Dean stated that this report only looked at what assets we own and what maintenance needs to be made to those assets.

GM York stated that back in 2007 or 2008 the District did a study to evaluate if purchasing a property to house all staff, equipment, vehicles, and even add a potential well, but the real estate market was really high at the time and it did not warrant spending that much money to do so.

Public comment from Bill Eubanks (Mr. Eubanks) inquired that the figures listed from the consultant stated that the replacement cost for the Marconi building came out to 23 million dollars, but the District has not done any analysis of what the value is of the building on the open market.

Mr. Dean stated that the property valuations were not made for this report.

GM York stated that back in 2007 the Marconi building was appraised at \$1.5 million.

Chair Jones stated that it was a good report and he feels this is a tool that will make the District better. Chair Jones further noted that he does not feel like the cost estimates are accurate and seem high, but the District will be using this plan as a tool not a funding plan.

Chair Jones stated that he wants noted to the Board that this plan is not a funding plan document and costs shown are not verified; it's a planning document only.

Chair Jones commended staff and consultant efforts and stated he appreciated the detail that went into the report. He further recommended he would like staff to provide the BSAMP to the full Board at least one week prior to the next regular Board meeting should the item end up as a Consent Item.

Director McPherson recommends taking the item to the full Board as a Consent Item, with direction to provide the BSAMP to all Board members one week prior to the regular board meeting with language to the full board stating that this plan is not a funding plan document and costs shown are not verified. The plan is a planning document only. Chair Jones second the motion. The motion passed unanimously.

AYES:	Jones, McPherson.	ABSTAINED:	
NOES:		RECUSED:	
ABSENT:			

### **Adjournment**

Chair Jones adjourned the meeting at 5:34 p.m.

---

Dan York  
General Manager/Secretary  
Sacramento Suburban Water District