



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legislation Details (With Board Report)

File #:	PCSD A 19-001	Name:	BOD PCSD Exclusive Negotiating Rights Agreement with CalAm Approve and authorize RMA Director to sign Exclusive Negotiating Rights Agreement with CalAm Water Company and to negotiate, execute, and implement the sale and transfer of the Pajaro County Sani
Type:	PCSD Agreement	Status:	Passed
File created:	7/2/2019	In control:	Pajaro County Sanitation District
On agenda:	7/23/2019	Final action:	7/23/2019
Title:	Acting as the Board of Directors of the Pajaro County Sanitation District: a. Adopt a resolution approving and authorizing the Chair of the Board to execute an Exclusive Negotiating Rights Agreement between the County, on behalf of County Service Area 75-Chualar and acting as the Board of Directors of the Pajaro County Sanitation District and Board of Directors of the Boronda County Sanitation District, and California American Water Company; and b. Authorize the Resource Management Agency Director to negotiate, execute, and implement the sale and transfer of the Pajaro County Sanitation District sanitary sewer system.		

Sponsors:

Indexes:

Code sections:

Attachments: 1. Board Report, 2. Attachment A-Resolution, 3. Attachment B-Exclusive Negotiating Rights Agreement, 4. Executed Document, 5. PCSD Item No. 1 Completed Board Order & Resolution

Date	Ver.	Action By	Action	Result
7/23/2019	1	Pajaro County Sanitation District	approved as amended	

Acting as the Board of Directors of the Pajaro County Sanitation District:

- Adopt a resolution approving and authorizing the Chair of the Board to execute an Exclusive Negotiating Rights Agreement between the County, on behalf of County Service Area 75-Chualar and acting as the Board of Directors of the Pajaro County Sanitation District and Board of Directors of the Boronda County Sanitation District, and California American Water Company; and
- Authorize the Resource Management Agency Director to negotiate, execute, and implement the sale and transfer of the Pajaro County Sanitation District sanitary sewer system.

RECOMMENDATION:

It is recommended that the Board of Supervisors, acting as the Board of Directors of the Pajaro County Sanitation District:

- Adopt a resolution approving and authorizing the Chair of the Board to execute an Exclusive Negotiating Rights Agreement between the County, on behalf of County Service Area 75-Chualar and acting as the Board of Directors of the Pajaro County Sanitation District and Board of Directors of the Boronda County Sanitation District, and California American Water Company; and
- Authorize the Resource Management Agency Director to negotiate, execute, and implement the sale and transfer of the Pajaro County Sanitation District sanitary sewer system.

SUMMARY:

In the County's goal of divesting all interest in the Pajaro County Sanitation District (PCSD) sanitation system, approval of this recommendation by the Board of Supervisors, acting as the Board of Directors of the PCSD,

will authorize the Chair of the Board to execute an Exclusive Negotiating Rights Agreement (ENA) with California American Water Company (CalAm) and authorize the Resource Management Agency (RMA) Director to negotiate, execute, and implement the sale and transfer of the PCSD sanitary sewer system.

DISCUSSION:

It is the goal of the County of Monterey (County) to divest all interests in County Service Area (CSA) and County Sanitation District (CSD) sanitation and water systems, including sanitation systems owned by CSA 75-Chualar, PCSD, Boronda County Sanitation District (BCSD), and BCSD-Zone 2 (San Jerardo Water System), excluding County Parks sanitation and water systems. In April 2016, the Board authorized the RMA to issue a Request for Qualifications for Transfer of Ownership and Responsibility for three (3) sanitary sewer systems and one (1) water system that belong to said CSA and CSD entities. Submittals were received from the Monterey Regional Water Pollution Control Agency (now Monterey One Water [M1W]), CalAm, and California Utilities Service, Inc. (CUS). M1W and CalAm expressed interest in all four (4) systems, while CUS expressed interest in the CSA 75-Chualar system only.

After initial review of submittals and interviews with each of the responders, RMA selected CalAm and M1W as the most suitable submitters for the successful transfer of the three (3) CSA and CSD sanitation systems. Following additional meetings with both entities, the County negotiating team determined that CalAm was the best equipped to take over the three (3) sanitary sewer systems based on its experience with the regulatory and permitting processes and ability and motivation to complete the transfer quickly. The proposed ENA does not include the BCSD-Zone 2 San Jerardo Water System which will be addressed separately at a later date.

The PCSD serves the Pajaro and Las Lomas communities in North Monterey County. The RMA will engage in community outreach to keep PCSD ratepayers informed about the sanitary sewer system transfer.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel-Risk Management reviewed and approved the ENA as to form and legality and will work closely with the RMA during the final negotiations and sanitary sewer systems transfer. Any sanitary sewer system transfer requires reporting to the California State Water Resources Control Board, the California Public Utilities Commission, and the Monterey County Health Department.

FINANCING:

In recent years, the PCSD fund balance has decreased due to increased maintenance costs, capital equipment replacement, and emergency repairs. In FY 2018, a general fund loan (\$1,515,000) was approved to fund emergency manhole and generator repairs. In FY 2019, a second general fund loan (\$67,397) was approved for emergency repairs completed at the Las Lomas Lift Station. Also, in FY 2019, an operating transfer from Fund 001 Contingencies (\$57,500) was approved to fund a sanitary sewer system condition assessment and rate study.

There are no direct costs associated with this agreement. Indirect costs to perform rate and system assessments, estimated at \$57,500, are required to determine the value of the system for purposes of negotiation. These costs may be considered as part of the negotiated terms. It is possible that the sewer system may require extensive repairs or equipment replacement prior to the final transfer of the system, either due to time-urgent needs that arise or needs that are identified to be addressed as part of the negotiation process. In such case, general funds would likely be needed to pay for repairs/replacements, and those costs may then be considered as part of the negotiated terms.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

Approval of the ENA and ultimate disposition of the PCSD sanitary sewer system will achieve the County's goal of divesting all interests in County CSA and CSD sanitation systems and supports the Board of Supervisors' Strategic Initiatives for Administration by promoting efficient and effective resources management and Infrastructure, by planning and developing a sustainable, physical infrastructure.

Economic Development
X Administration
Health & Human Services
X Infrastructure
Public Safety

Prepared by: Lynette Redman, RMA Special Districts Management Analyst III (831) 796-6038

Reviewed by: Melanie Beretti, RMA Property Administration/Special Programs Manager

Approved by: Shawne Ellerbee, RMA Deputy Director of Administrative Services

Approved by: Carl P. Holm, AICP, RMA Director

Attachments:

Attachment A-Resolution

Attachment B-Exclusive Negotiating Rights Agreement

(Attachments are on file with the Clerk of the Board)

cc: California American Water Company