



Phelan Piñon Hills Community Services District

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**PHELAN PIÑON HILLS COMMUNITY SERVICES DISTRICT
SPECIAL BOARD MEETING
December 14, 2011 – 6:00 p.m.
Phelan Community Center
4128 Warbler Road, Phelan, CA 92371**

MINUTES

Board Members Present: Joe Fahrlander, President
Mark Roberts, Vice President
Ken Anderson, Director
Al Morrissette, Director
Charlie Johnson, Director

Board Member Absent: None

Staff Present: Don Bartz, General Manager
Debbie Bishop, Board Secretary

Call to Order

President Fahrlander called the meeting to order at 6:12 p.m. and the Pledge of Allegiance was conducted.

Roll Call

All Board Members were present.

Presentations/Appointments

- a. 6:00 – 7:00 p.m. – SunPower
Mike Whatley & Sean Mantucca gave the Board a PowerPoint presentation on their proposal for the Solar Project.

Mr. Whatley gave the Board the authorization forms to be signed by the District in order to obtain the District's Edison usage in fifteen minute increments.

Director Johnson asked about the nuisance issue. Mr. Whatley stated there are concerns from the public regarding the nuisance and stated those are concerns that they will have to address.

Director Johnson asked if they honor the warrantee or if the manufacturer does. Mr. Whatley stated they are the manufacturer.

Director Fahrlander asked if either of them have ever dealt with the Railroad and running utilities under a train track. They said they talked about that with the project management team. They said there are issues and it takes time. Mr. Whatley said they are aware of it.

Director Morrissette stated that in the proposal it mentioned this is a minimum wage project; however, the District requires prevailing wage. Mr. Whatley stated there will have to be some adjustments to the fees. He explained to the Board that there will need to be some discussion between them and the Board to get questions answered in order to give definitive pricing.

Mr. Whatley recommended the District go after the CSI projects first.

Director Morrisette asked about their operation and maintenance package. Mr. Whatley stated there are different packages available. Mr. Bartz asked if they have a maintenance bond available. Mr. Whatley stated they only had it available for construction. Director Fahlender asked if their performance was guaranteed to a contract for them to provide the operation and maintenance package. Mr. Whatley said yes and explained how it works.

A question was asked if the panels were guaranteed for snow load. Mr. Whatley said they will need to know the snow load for the area so the panels can be built to hold the snow.

b. 7:00 – 8:00 p.m. – SolFocus

Alex Smith and Greg Wilson from PSOMASFMG and Zack Bongiovanni from SolFocus gave the Board a PowerPoint presentation on their proposal for the Solar Project.

Director Fahlender asked if the solar panels are not producing power because of maintenance issues, does the operation and maintenance package cover it and reimburse the District for the loss of revenue. Mr. Wilson stated it does and explained further.

Director Johnson asked about the pricing for the operation and maintenance packages. Mr. Wilson stated the cost of the package was included in the proposal.

A discussion took place regarding SolFocus's need for more information from the District in order for them to give the District more details as to the savings the District will receive from the Solar Project.

A discussion took place regarding the District ability to be able to make changes to when the District pumps its water, because the District would be charged at the higher rates during peak times.

A lengthy discussion also took place regarding the costs.

Director Fahlender asked if their bid was based on prevailing wage. The answer was yes.

Director Johnson asked how the District makes a decision on the project if they don't know exactly what the savings is. SolFocus suggested doing the 45 acre project first.

Mr. Bartz stated if the Board chooses to move forward with the potential solar power with one of the companies that presented tonight, the Board could choose to do further exploration.

President Fahlender stated he wasn't comfortable with directing an individual entity to move forward. He felt the Board needs to talk about the options.

Director Morrisette stated he was very comfortable with taking a direction.

Vice President Roberts felt the Board should go ahead and discuss this item now.

Continued/New Agenda Items – Action Items

1. **Discussion and Possible Action Regarding the Solar RFP's**

Vice President Roberts noted some of the examples used in the presentation didn't have meters. He commented that the District has extra meters at some of its sites. He stated doing small sights is more expensive and noted it is a possibility to do a larger site.

Mr. Bartz stated one of the benefits of choosing a company is that the District can move forward with an analysis.

Dave Nilsen stated they have been involved in solar projects for several years and stated the last guys that did their presentation were being up front and honest with the District. He said the District also needs to find out if the project is going to pay and be worth taking the risk to do it. He suggested the District do an economic analysis. Mr. Kennedy stated the economic analysis should not be performed by the very company that the District is negotiating with. He strongly urged the Board to retain a consultant that works for the District to help with the analysis. He felt this is critical.

Director Johnson stated he would be in favor of going with SolFocus on the 45 acre project and getting the information from them for the independent analysis.

Directors Morrissette, Brandon, Roberts and President Fahrlender agreed with Director Johnson.

A discussion took place regarding the JPA and whether the District needs to join it.

A discussion took place regarding CEQA and the contract. Mr. Kennedy stated it would be nice to have a consultant on board for the negotiations. He felt there may be items that Mr. Kennedy and Mr. Bartz are not familiar with.

Mr. Kennedy felt there wasn't any problem with the Board saying that its preferred direction was to go with PSOMASFMG, but felt the Board needs to put a team together to negotiate from there.

Director Morrissette stated Lon House would be a premium consultant.

Mr. Kennedy said in the past Helendale has hired a consultant that was familiar with the technical aspects as well as the contractual aspects. Director Johnson stated the potential revenue is significant so the Board would be wise to invest in a consultant.

President Fahrlender summarized that direction would be for the General Manager, with the assistance of the Committee, will look for a consultant. Mr. Bartz suggested they contact some of the other agencies and bring back suggestions at next week's Board Meeting.

Director Johnson motioned to authorize the Committee and staff to propose a consultant in this area and to proceed with discussions with PSOMASFMG for the land lease agreement of the 45 acres. Director Brandon seconded the motion. All were in favor.

2. Discussion and Possible Action Regarding Solid Waste Contracts

Mr. Bartz stated the contract was emailed to Mr. Kennedy; however, he did not receive it and has not been able to review it. Mr. Bartz stated a discussion took place with CR&R regarding using basically the same contract currently being used and said CR&R is open to negotiations.

The Board agreed to continue this item to next week.

Adjourn

With no further business, the meeting was adjourned at approximately 9:04 p.m.

Board approved the above Minutes on January 4, 2012:

_____	_____
Joe Fahrlender, President	Date
_____	_____
Debbie Bishop, Board Secretary	Date