APPROVED
Board of Directors
Wynola Water District and
Saturday, January 10, 2026, 9:00 a.m.
22135 CA – 79 Santa Ysabel CA 92070

1. **Call to Order: 9:02 a.m.**
2. **Roll Call of Board of Directors:**
    - **Jim Madaffer, President-present**
    - **Sandie McCann, Vice President-present**
    - **Brenden Kelso, Treasurer-present**
    - **Steve Kincaid- present**
    - **Ken Weber-present**
3. **Additions to the Agenda-none**
4. **Approval of meeting minutes of November 8, 2025.**
    i. **Motion from Kincaid and second from Weber to approve minutes. Approved 5 Ayes, 0 Noes, 0 Absent**
5. **Public Comment – Opportunity for members of the public to address the Board on matters within the Board's jurisdiction. People addressing the Board are requested to state their name and address for the record.**
    - **Sandie McCann Board Member: A concern was raised about the shabby appearance of Well 7. As fire regulations require 25 feet of brush clearance, the board will speak with the property owner to get permission to clean it up.**
    - **Per Tim Guishard, our Water Operator, there should be 25 ft. clearance around all wells, according to State laws.**
6. **Treasurer's Report: Brenden Kelso**
    - **Chase and CD's $307,363.**
    - **CD matures this month**
7. **Office Managers Report-Karen Kincaid**
    i. **Glenside Mears house sold. Purchased by Josh Zigman.**
    ii. **Wisenor house on Lakedale off market.**
    iii. **Riverwood home of Dan Richards will be listed in January 2026.**
    iv. **John Lofgreen passed away in November 2025.**

8. **Old Business:**
    a. **Report by Board President Jim Madaffer (this will include the actions taken to date since the last board meeting on November 8, 2025).**
        i. **<u>Well 10</u>: The well was contaminated with bacteria due to corroded steel casing caused by years of improper chlorine use. The redrilling was complicated by old casing pieces falling into the well. To improve quality, an 8-inch steel pipe was installed to 400 feet and encased in concrete. A slime layer at 640-650 feet, believed to be the source of bacteria, will be sealed off by backfilling the well bottom with sand and bentonite clay.**
        ii. **Jim showed a video of Stehly Brothers drilling the well. At about 60 feet, the shaft had disintegrated due to rust and the chemicals that had been poured in. When they tried to remove it, pieces of the metal fell to the bottom of the well, this caused them to end up having to spend two to three weeks just to get the metal out of the well. They had to use magnets to try to get pieces out.**
        iii. **The reason the metal casing was rusted was because people were pouring chlorine into the well and not rinsing that chlorine out after they poured it in there. The water being pumped is cleaner than the other wells. They drilled down to 1500 feet just to see if they could find anything better. Whoever built these wells put the electrical way too close to the wells. They were only three to five feet at the most. So, we had to take all the electrical out at the well and now we will need to repair all the electrical that was damaged by the drilling.**
        iv. **Tim made the decision to seal off the well at 400 feet on well 10 to extend below the original well 8 and address problematic sections identified in previous video inspections. In the process, we removed 60 feet of casing and installed an annular seal, which involves pouring concrete around the exterior of the steel casing against the borehole. Multiple video assessments have been conducted; however, due to poor water quality, visibility was limited in most wells. Despite these challenges, we obtained a relatively clear video from well three.**
        v. **<u>Well 7</u>: The pump failed and was replaced with one from well 10.**

vi. **The electrical system was rebuilt without SDG&E approval, and it needs new water level monitoring equipment.**

vii. **<u>Well 8</u>: Pumps have not worked properly for a long time. Well 8 was sealed with concrete yesterday to prevent it from contaminating Well 10 through granite fissures.**

viii. **<u>Well 9</u>: The pump failed six months ago. Like well 10, it has**

ix. **holes in the casing. A significant obstruction (an electric meter only 1.5 feet from the well) prevents drill rig access for repairs. A temporary fix involving a softened stainless-steel liner with a neoprene exterior has been proposed.**

x. **A substandard generator at Well 9 will be replaced by SDG&E/EPX. However, the electrical equipment must be moved to allow drill rig access for repairs to the well's damaged casing.**

xi. **<u>Well 11</u>: Production dropped from 65 to 45 gallons per minute. It**

xii. **shows evidence of casing holes similar to Well 10. The wood fence and booster pump building are considered fire risk.**

xiii. **Still dealing with SDG&E at well 11 because we need to rebuild the electrical. We've got to put a pump in the well. The pump that was in the well was pumping about 16 gallons a minute, there's quite a bit more water available. Tim is going to propose that we try and pump 25 gallons a minute. A $500,000 state grant was secured for an emergency generator. The project is underway and expected to take a year.**

xiv. **<u>Well 5</u> is a low priority to assess viability or decommissioning.**

xv. **<u>Well 3:</u> Tim had a company video the well to see what was wrong with it. There was not a proper casing in the well. Looking to see why the water quality is so poor. We have fractured well where the water flows through the rock. Bacterial slime is growing in the bottom of the well. It won't hurt you, but we don't need it. He is going to fill the bottom part with sand and bentonite clay.**

xvi. **<u>Failed pumps:</u> The water system is in a critical state, described as being "on the edge," with pumps out of service in four out of six wells and significant water quality issues. Tim has replaced the pump in well 7. Pump in well 5 has not worked since Tim took over. Well 8 pump is not working. Pulled the pump from well 10 and put it in well 7. The pump in well 3 just failed. Pump in well 9 failed. Evidence that well 11 pump is failing.**

xvii. **Generator Capacity:** The district is improving its generator capacity to ensure water supply during power outages. Permanent generators are planned for Wells 3, 9, and 11, with transfer switches at Wells 7 and 10.

xviii. **Source of Contamination**: The system's wells are fractured rock wells, making them susceptible to surface water influence, which can cause rusty or brown water after rain. The widespread casing corrosion, attributed to past chlorine use, is a primary pathway for bacteria. Iron and manganese levels are managed by limiting the run time of dirtier, high producing wells (like 9 and 11), but this is not always successful in summer.

xix. **PFAS Contamination**: "Forever chemicals" (PFAS) have been detected in three of the five tested wells. While current levels are below the action level, they are high enough to require public notification. The EPA has set very low limits for these chemicals, and treatment, while possible, creates a difficult-to-dispose-of waste product.

b. **Design of treatment system**: Jim just signed an updated order for the treatment system with Dudek. We are now being awarded $787,000. Dudek proposal will include preliminary design, field investigation, geotechnical investigation, landscaping, architectural drawings, preliminary report and will work with Tim closely. The design will include everything the State of California requires and what Tim has asked for. The pumphouse will be a concrete block building, steel roof, fire sprinklers, all built to 2026 standards. They will also research the most cost-effective treatment system needed. We will also be able to include the cost of the grant writer in the grant we are receiving. It is estimated that the treatment system will cost $3-5 million dollars. We are hoping to get a grant for the building of the treatment system.

c. **Capital Improvement**: The district faces significant financial challenges with an estimated $5 million in capital needs over the next few years, against an annual income of approximately $160,000.

i. Treasurer's Report and Financial State: The bill for redrilling Well 10 is over $100,000. Jim has arranged with contractor to pay per quarter. The district has approximately $200,000 in immediate deferred maintenance needs.

ii. High Priority: 1) Fix Well 3 ($25,000), 2) Install sanitary bacteriological sample sites, 3) Implement chlorine injection

($30,000) if bacteria tests are positive. Other Priorities: Bring Well 10 online ($37,000 for liner + $20,000 for pump), and address issues at Well 7.

iii. **Grant Funding and Projects: The district has secured over $1.2 million in grants.**

iv. **Well 11 Generator: A $500,000 state grant was secured for an emergency generator. The project is underway and expected to take a year.**

v. **New Treatment Plant: A $787,000 grant was received for the design phase of a new treatment plant. The plant will be built to 2026 standards, treat for iron, manganese, and PFAS, and cost an estimated $3-5 million to construct.**

vi. **Prop 218 Rate Study: A motion passed unanimously to initiate a Prop. 218-rate study to evaluate potential water rate increases, as there has not been one since 2017. The board is considering structuring it based on consumption or placing a portion on property tax bills. The RCAC may fund the study. Motion by Madaffer, seconded by McCann. Approved: 5 Ayes, 0 Noes, 0 Absent**

vii. **<u>Mitigation and Operational Plans:</u> Temporary Chemical Injection: A temporary chlorine injection system is being considered to improve water quality, reduce iron and manganese, and avoid further boil water orders.**

Wynola WD Capital Improvement Projects:

	Importance	Description	Estimated cost (WAG)	
Well 3	High 1	Make temporary repair to well casing, replace well pump, when replacing the pump, install a hard wired pressure transducer for more accurate well water level monitoring, disinfect well.	$10,000.00	
	Moderate	Reconstruct the well, with an 80' annual seal	unknown	
Well 11	High 2	Pull well pump, video well, repair defective components (pump cable and/or pipe), when replacing the pump, install a hard wired pressure transducer for more accurate well water level monitoring.	$25,000.00	
	Moderate	Relocate and upgrade electric meter panel due to SDG&E requirements. Will need to be done prior to reconstructing the well	$12,000-15,000	
	Moderate	Potentially reconstruct the well, with a deeper annular seal	unknown	
Distribution system	High 3	Install 4 dedicated bacteriological water quality sample taps for routine monthly samples	$10,000.00	**This may be needed sooner (priority 1) than later, if the distribution systems keeps coming back coliform present.**
	Moderate 7	Install 8 dedicated bacteriological water quality sample taps for special samples	$20,000.00	
	High 8	Install hypochlorination system on the distribution system, in the interim to getting the WTP on line	$30,000.00	**This may be needed sooner (prioity 3) than later, if the distribution systems keeps coming back coliform present.**
Well 10	High 4	Install a new well pump, with VFD, and collect water samples to bring this well back on line, when replacing the pump, install a hard wired pressure transducer for more accurate well water level monitoring. Disinfect well	$31,000.00	
	Low	Upgrade electric meter panel due to age	$10,000-12,000	
Well 7	High 5	Install a hard wired pressure transducer to get more accurate well water levels.	$1,500.00	
	Moderate	Pull pump and conduct a down hole video to determine the longer term viability of the well and casing.	$2,500.00	
	Moderate	Relocate and upgrade electric meter panel due to SDG&E requirements. Will need to be done prior to reconstructing the well	$10,000-12,000	
	Moderate	Potentially reconstruct the well, with a deeper annular seal	Unknown	
	High 6	Make a temporary repair to the well casing, by swaging a stainless steel liner in the well.	$37,000.00	
Well 9	High 6.1	Replace the pump cable, reinstall the well pump, when replacing the pump, install a hard wired pressure transducer for more accurate well water level monitoring.	$20,000.00	See estimate from Stehly's for some details
	Moderate	Relocate and upgrade electric meter panel due to SDG&E requirements. Will need to be done prior to reconstructing the well	$12,000-15,000	
	Moderate	Reconstruct the well, with a deeper annular seal	unknown	
Well 5	Low	Pull pump and conduct a down hole video to determine the value of the well.	$2,500.00	
		Estimated Total (plus the unknowns)	**$189,500.00**	

Wynola Water District, O&M/CIP budget (rough as of 9/2024) FY=July 1-June 31

Description	Priority	FY 2024-2025 Budgetary Estimate	FY 2025-2026 Budgetary Estimate	FY 2026-2027 Budgetary Estimate	FY 2027-2028 Budgetary Estimate	FY 2028-2029 Budgetary Estimate	Progress report, January 2025
Storage tank 1							
Maintenance (clean and repair)			$4,500.00		$4,500.00		Completed April 2025, under budget
Upgrades (raise outlets and tie tanks together near the top)			$3,500.00				
Storage tank 2							
Maintenance (clean and repair)			$4,500.00		$4,500.00		Completed April 2025, under budget
Upgrades (raise outlets and tie tanks together near the top)			$3,500.00				
Storage tank NEW							
Design, purchase and installation			$10,000.00	$300,000.00	$50,000.00		funding for design is almost available
Property procurement							TBD
Maintenance						$4,500.00	
Water Treatment							
Design, purchase and Installation		$100,000.00	$300,000.00				funding for design is almost available
Property procurement							TBD
Maintenance		$500.00	$2,500.00	$4,500.00	$5,000.00	$5,500.00	
Booster Station							
Electrical bills							
Generator maintenance/fuel		$1,500.00	$1,800.00	$2,100.00	$2,400.00	$2,500.00	This is being handled by Marty Harris
Maintenance							
Replace leaking piping		$10,000.00					
Upgrade VFD		$30,000.00					Completed July 2025, on budget
Building upgrade (fire hardening)				$8,500.00			
Water distribution							
Install pressure reducing station near the intersection of Mountainbrook and Riverwood			$35,000.00				funding for design is almost available
main replacement							
Engineering		$10,000.00	$55,000.00				
Installation				$1,200,000.00	$1,200,000.00	$1,200,000.00	
Water transmission main							
Maintenance		$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	There were several tansmission line breaks in 2025. We are over budget on this item.
Well 3							

Water transmission main							
Maintenance		$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	There were several tansmission line breaks in 2025. We are over budget on this item.
Well 3							
Maintenance							
Upgrades							June 2025 VFD has been installed December 2025, the pump has failed. Major issues with the well bore were observed after the pump was pulled
Install water meter and sounder		$1,500.00					The meter has been installed, The sounder would not function due to issues within the borehole. We are underbudget on this item.
Install sounding tube			$3,000.00				
Raise well casing, reconfigure piping and electrical to comply with regulations			$2,500.00				Completed in June 2025, under budget.
Well 5							
Electrical bills							
Maintenance							
ater quality testing needed to bring the well back on line*			$4,500.00				The pump is barely functional pumping only about 3 GPM and water quality was marginal. We are way under budget on this item to date. Moving this to a 2028 priority.
Water production testing to determine if the well is a viable source*			$4,500.00				
Upgrades							
Raise well casing, reconfigure piping and electrical to comply with regulations							To be determined if well is determined to be credible
SCADA installation							
Generator installation							
Well 7							
Electrical bills							
Maintenance							August 2025 The well pump failed and has been replaced.
Replace well pump and add sounding tube			$13,000.00				Completed October 2025, we were over budget, as it took a number o disinfection efforts to pass bacterin sampling.
Upgrades							
Generator installation		In process					December 2025 transfer switch has been installed
Raise well casing, reconfigure piping and electrical to comply with regulations			$2,500.00				Completed December 2025. We were over budget, however we did wa more work than initially anticipated.
Well 8							
Destruction							Pending, should be completed January 2026
Well 9							

Well 9						
Electrical bills						
Maintenance						
Replace well pump , add sounding tube, add VFD			$35,000.00			August 2025, pump failed, Pump is out of the well, more issues were observed that will raise costs to get the well back on line.
Upgrades						
Generator installation						Pending
Reconfigure piping and electrical to comply with regulations			$2,500.00			We will be over this budget.
Well 10						
Electrical bills						
Maintenance						
Disinfect well		$1,500.00				Mnultiple disinfection efforts failed
Upgrades						January 2026, The well has been reconstructed. Need to budget for a new pump system.
nerator installation		Inprocess				
econfigure piping and electrical to comply with regulations			$2,500.00			We will be over budget on this item
Well 11						
Electrical bills						
Maintenance						
Upgrades						December 2025, There is an issue wth the pump. It is still functioning but not for long.
VFD installation			$18,000.00			The equipment is on site, waiting on SDG&E to cooridinate a power shutdown. We will be slightly overbudget as more work is needed than initially anticipated.
Generator installation		In process				A contractor has been selected. Estimated completion February 2027
Certified Operator						
D-1 operator		$7,500.00	$8,000.00	$8,500.00	$9,000.00	$9,500.00
T-2 operator		$2,500.00	$3,500.00	$4,000.00	$4,500.00	$5,000.00
Routine regulatory paperwork		$16,500.00	$17,000.00	$17,500.00	$18,000.00	$18,500.00
Water sampling (lab costs)		$7,500.00	$8,000.00	$8,500.00	$9,000.00	$9,500.00
Water sampling (labor costs)		$6,480.00	$6,800.00	$7,200.00	$7,600.00	$8,000.00
Estimated annual expenditures		**$196,980.00**	**$553,100.00**	**$1,562,300.00**	**$1,316,000.00**	**$1,264,500.00**

9. **New Business: none**
10. **Motion to adjourn: 10:54 a.m.**

Next Meeting: 9 a.m. February 14th (2nd Saturday of every month) @ Santa Ysabel Nature Center.

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