

July 31, 2025

To the IVCSB Board,

As discussed during the July Meeting, my company, LMNOP Design, is the General Contractor for The Way Station project located at 224 Main Street in Greenville, CA. Since this property is within the IVCSB service area and relies on water and sewer services, we have three pressing issues that require your attention.

We kindly request that you review these items and inform us when they can be added to the agenda. Addressing these concerns is crucial as they directly impact the construction process, the ability for commercial businesses to open in Greenville, and the financial viability of rebuilding efforts. We hope the board will consider ways to encourage, support, and align with the needs of private business owners.

The issues, listed in order of priority, are as follows:

****1. Temporary Services for Construction Period****

Currently, there is no service connection or meter at 224 Main Street or on the adjacent properties owned by my client. The nearest meter is on a site previously owned by the Masonic Lodge, which was donated to IVCSB for a Community Center, along with an adjacent lot purchased by IVCSB for the same purpose. We are currently resorting to trailering water, which is not ideal for our operations.

We request that IVCSB install a meter at the aforementioned IVCSB-owned location, allowing us to use and pay for the water consumed. Essentially, we would act as the water tenant, running a hose from the meter to our site. We are seeking board approval for this arrangement and a waiver of the \$200 registration fee.

****2. Undersized Service Connections for Fire Suppression Systems****

As previously mentioned in the board meeting, the service connections provided by IVCSB to commercial lots (pre-fire) are not adequately sized for fire suppression systems, which are now required for apartments built above commercial spaces. We believe that zoning to allow residential units above commercial spaces in downtown Greenville is ideal for increasing density and foot traffic, while also making services walkable.

The financial burden of improving these systems currently falls solely on property owners. This significantly limits or stifles rebuilding efforts and prevents the development of diverse housing

options that a town like Greenville needs. We have discussed this with both Mike S and Charles S and have walked the site multiple times, noting the difficulty in locating the existing lines.

Specifically, at the 224 Main Street site, due to the undersized pre-fire lines, we need to install new laterals on Main Street for both water and sewer. As IVCS D lacks the necessary tools and capacity for this project, we have undertaken this financial responsibility by hiring NST to develop the engineering documents, which will then be put out to bid.

Considering the substantial cost burden the landowner is assuming to improve IVCS D's services, we request the board to consider:

- * Creating a grant program to assist businesses with infrastructure improvement costs, as this will prevent others from rebuilding.
- * Waiving the connection fees (which I've been told are \$6,000 or more), given that a previous service existed and we are upgrading it.
- * Waiving future costs/liability for the client once the project is signed off by IVCS D staff. Once constructed, the new infrastructure would be owned and maintained by IVCS D.

We have already engaged NST for the structural engineering of the lateral connection and are requesting approval to proceed once advised by Charles S.

Please let me know if you have any questions.

Best regards,
Tyler