

MINUTES

**TEHACHAPI-CUMMINGS COUNTY WATER DISTRICT
REGULAR MEETING OF THE BOARD OF DIRECTORS
February 24, 2020 3:00 P.M.
22901 Banducci Road, Tehachapi, CA 93561**

- Item 1. Call to Order and Roll Call**
Directors Present: Cassil, Hall, Pack, Schultz, Zanutto
Legal Counsel: Bernard Barmann
Staff in Attendance: Catherine Adams, Jon Curry, LaMinda Madenwald and Tom Neisler
- Item 2. Flag Salute**
The Pledge of Allegiance was led by Director Schultz.
- Item 3. Approval of Agenda**
Director Hall moved to approve the Agenda. Director Schultz seconded the motion and it was carried on the following vote: Ayes: Cassil, Hall, Pack, Schultz, Zanutto; Noes: None; Abstain: None; Absent: None.
- Item 4. Comments by any Party on Items of Interest and Within the Subject Matter Jurisdiction of the Legislative Body**
Ms. Adams announced that it is time for Directors to complete Statement of Economic Interest forms. She will be emailing digital copies and if any Director would prefer a hard copy, let her know before going into Closed Session and she will have forms ready for the end of the meeting. She reminded everyone the document turned in does need an original signature.
- Item 5. Consent Calendar - Consent items are considered routine and are intended to be acted upon as a single item, without discussion. During this portion of the meeting, the Consent Calendar will be read aloud. Prior to approval, the President will give the Board the opportunity to remove any item from the Consent Calendar to be discussed and voted on individually. The President will also give staff and the public the opportunity to request any item be discussed individually, in which case the President will determine whether the item will be removed from the Consent Calendar. The remaining calendar will be acted upon. Any removed items will then be heard and acted upon individually.**
- a. Approve Minutes of the Regular Board Meeting of January 15, 2020
 - b. Approve Quarterly Investment Report, Financial Report and Payment of Bills

President Pack asked if there were any items the Board, staff or public would like to remove for discussion. Director Cassil requested the removal of Item b.

Director Zanutto moved to approve Item a. of the Consent Calendar. Director Cassil seconded the motion and it was carried on the following vote: Ayes: Cassil, Hall, Pack, Schultz, Zanutto; Noes: None; Abstain: None; Absent: None.

Item b.- Director Cassil expressed her appreciation to staff for the credit card breakdown document provided in the Financial Report. It is very easy to read and understand.

President Pack referred to the credit card breakdown and asked why the dump truck had to be towed to Gibbs Trucking. Mr. Curry stated there was an oil pump failure on the dump truck, so it had to be towed to Gibbs and the high pressure oil pump was repaired.

Director Schultz moved to approve Item b. of the Consent Calendar. Director Cassil seconded the motion and it was carried on the following vote: Ayes: Cassil, Hall, Pack, Schultz, Zanutto; Noes: None; Abstain: None; Absent: None.

Item 6. General Manager's Report

Mr. Neisler reported on the following matters:

- He described the Drought Monitor report included on his Staff Report and noted how much drier the state is from December (4%) to February 4th (34%). He handed out a more current report that showed the Abnormally Dry zone has increased (60%).
- He is not able to present an operation plan yet as the allocation remains at 15%. He hopes to have more information and be able to provide a plan at next month's meeting.
- Pumping is scheduled to start up on March 2nd.
- Corey Torrez has been hired to fill the General Manager position for the Tehachapi Recreation and Parks District. He and Mr. Neisler have a good working relationship and have been working on the agreement for the operation of Brite Lake.
- Since writing this report, he received notice that the Prop 1 Grant application has been approved for a partial award. Four projects of the seven were approved at the partial level. Some of those projects may not be able to accept the award at the reduced funding level and may drop out which would increase the funding available to the other projects. Now that the project is further along in progress, Mr. Neisler thinks it will end up costing around \$1 million.
- In January, the statewide snowpack was better than 90% and it is currently at 50% which is further indication that we are in desperate need of precipitation.
- Included in the handouts is a letter that Governor Newsom sent to the Government on February 17th indicating he wants to work together to solve the problem, and President Trump signed the Federal BiOps into statute when he was in Bakersfield last Wednesday. President Pack, Vice President Schultz, and Mr. Neisler attended the event. It was a privilege to attend and a good event. The action will have a significant impact on the Voluntary Settlement Agreements by which the State and Federal systems are operated.
- The Federal Government has announced that FEMA has reconsidered their decision on the cost of the Oroville Dam construction (\$1.1 billion project). FEMA had indicated that they would cover \$300 million of the cost. They have now agreed to pay \$750 million of that cost, leaving the State Water Contractors with an approximately \$350 million bill. Those charges will show up at some point on the District's Statement of Charges for the State Water Project.
- He purchased natural gas last week for March delivery on the Kern River pipeline which services Plants 1,2, and 3, for \$2.06/mmbtu and from SoCal for Plant 4, for \$2.75/mmbtu. Because those prices were so good, he procured the vast majority of SoCal gas for the remainder of the year at the cost of \$3.15/mmbtu. The blended cost overall with about 85% of the gas purchased, is \$2.63/mmbtu a reduction from \$3.23/mmbtu last year.
- The new Pipeline Supervisor is required to obtain his Distribution Level 2 Operator License within a year of his employment. The opportunity has been extended to allow the other employees to participate in the training and licensure, and 9 of the 13 employees are scheduled to take the training. Mr. Curry's skill set includes expertise in this type of training, and he will teach a qualifying class here and employees will attend on their own time. The District will purchase the materials and pay the license fee. This shows good commitment from these employees and good morale in their departments.
- The Rec and Parks District had a meeting concerning the future of the Gran Fondo event here in Tehachapi. They are going forward with the event and Mr. Neisler offered some District property and trails that they might utilize as well as some staffing help considering their financial difficulties with the

event. They appreciated the offer. TCCWD is considering forming a team this year to participate in the Gran Fondo as a morale builder.

- He attended a workshop put on by Shannon Grove on Public Safety Power Shutdowns. Edison did a commendable job on explaining why things went wrong last year and the steps they are taking to ensure that does not happen again. Senator Grove pledged to see that happens.

- The Water Association of Kern County's Annual Water Summit is next Wednesday, March 4th. He extended the invitation to the Board to attend and asked that they let Ms. Adams know so she can make the reservations.

- He attached the 2020 schedule of Board meetings and office holiday closures for the Directors' use and he described the attached charts.

Director Zanutto asked if the costs of the Oroville Dam project will be billed over numerous years through the Statement of Charges. Mr. Neisler answered that the State has paid the money up front for the project and he anticipates they will borrow the money to replenish the General Fund in which case it could be paid back over a number of years. When the time comes, the Board will make the decision to either pay the District bill in one lump sum or finance the amount. Funds would come from Fund 82, Ad-Valorem Tax Fund, and the reserves in that fund are high enough to use for the bill.

Item 7. Operation Manager's Report

Mr. Curry reported on the following matters:

- The Annual Report to Fish and Wildlife covers the work done in 2019 and the schedule for 2020.

Everything was documented with photos and resubmitted. The report was accepted, and no changes are due at this time.

- He attended a CalOES and FEMA webinar on the use of the FEMA Grants portal. Staff has set a goal to front load some of the information needed for grants ahead of time so it will make the grant process faster and more efficient.

- One big off-season project was to upgrade the communications radio system. The Controls/Emissions Technician lead the project and did a great job getting the units installed, troubleshoot, and operating. The system is working great and has eliminated the bottleneck and increased the bandwidth.

- The Valley Fever compliance training has been completed as well as training on the Coronavirus.

- The lake elevation was 4,344.4', volume was 598 AF, and the level was 18.4'.

- The Pipeline Department completed the installation of a 10" backflow assembly at CV lateral at the C5 Turnout. They also did repair work to the strainer and spool assembly as these take a beating with all the debris that comes through the line. Maintenance to the 14" clay valve assembly at Pump Plant 4 was completed as well as the Air Relief Valve (ARV) Replacement Project which consisted of replacing eight ARVs.

- The Pumping Systems Department received the new 7-stage vertical pump and sent back the old pumps on the same truck. The old pumps will be disassembled, and the District will receive some return credit. The new pump will be installed at PP2-2 due to a delay in repairing the original at Evan's Hydro. The rebuilt pump from Plant 3-4 was received from Evan's Hydro and installed last week. The alignment was performed as well.

- Condition Monitoring Services (CMS) set a baseline alignment for all the engines that have been replaced. There are two gearheads at De'Ran for repair with long lead times due to availability of parts. Staff has talked to them about keeping certain parts in stock to decrease these lead times. One gearhead will be done mid-March and the other mid-April.

- Superior Tank has completed the maintenance and repair activities at PP4 and they will schedule the washout of the North Tank at Brite Lake.

- He attended a webinar training on Vector/Target Solutions that offers safety/certification training that is included in the District's JPIA benefit package. Individual accounts can be set up for employees and this will supplement the existing training program.
- He will be reviewing the property schedules with JPIA to ensure they accurately reflect any changes from last year's update and submit to JPIA. Mr. Neisler will provide guidance.
- Inspections and reporting will begin for the Disinfected Tertiary Recycled (DTR) water distribution system as the first delivery request for 2020 has been received.

Director Zanutto asked if the Air Relief Valve project is done annually. Mr. Curry stated it is done annually during the off-season as well as if operations show signs of corrosion in the vaults.

Item 8. Mid-Year Budget Review FY 2019-20

Ms. Madenwald stated the purpose of this item is to adopt a Resolution to amend the FY 2019-20 Budget. Annually, the Budget is reviewed and if there is a significant change, staff proposes that those items be adjusted, and the Budget be amended.

Upon review this year, there is only one item that has changed significantly in comparison to the projection for the year and that was Legal Fees. This is due to the Cummings Valley Adjudication which comes from an Administrative Fund in the General Fund. Staff does not expect any other variances and the overall Budget is expected to be on schedule and remain balanced. The fiscal impact of this change will be a \$75,000 decrease in the General Fund's working capital balance. The Budget Committee recommends the Board adopt this Resolution 01-20 Amending the FY 2019-20 Budget. Attached to the Staff Report are the proposed Resolution and the Minutes from the Ad-hoc Budget Committee Meeting.

President Pack pointed out that in the Minutes, the Ad-hoc Committee discussed an idea for a longevity award for employees.

Director Cassil moved to adopt Resolution 01-20 Amending the Fiscal Year 2019-2020 Budget. Director Zanutto seconded the motion and it was carried on the following vote: Ayes: Cassil, Hall, Pack, Schultz, Zanutto; Noes: None; Abstain: None; Absent: None.

Item 9. Approve Contract with Provost & Pritchard for Cummings Basin Westerly Recharge Project Engineering and Authorize General Manager to Execute

Mr. Neisler stated the purpose of this item is to approve a professional services contract to Provost & Pritchard (P&P) to provide design engineering and construction administration services for the Cummings Valley Westerly Recharge Project. These services are separate and distinct from the grant application administration services they are currently contracted to perform. The two projects work hand in hand therefore, there is a significant benefit to having the same firm provide both design engineering and grant administration.

P&P has served as the IRWMP Project Manager and the Grant Administrator for the Prop. 1 Grant application as well as performed most of the engineering work required by TCCWD for many years. They are familiar with the system and work closely with staff on projects.

Mr. Neisler noted that the IRWMP Executive Committee member for the Mountain and Foothills Sub-Region is Mr. Curry and the alternate is Mr. Neisler. Now that Mr. Curry is on staff at TCCWD, it is not

good practice to have two representatives from the same agency, so Mr. Neisler has offered his resignation as the alternate.

For the previous Prop. 1 Grant the District received for water conservation services, a full time staff member was hired to administer the grant. That will not be necessary this time as staff feels they have the expertise in house and one of those considerations was the fact that the data requests will not be as great if P&P does the design engineering as well. This would be an integrated approach.

The Purchasing Policy states that professional services are contracted using a qualification based selection process. In other words, bids are not requested, staff solicits requests for proposals and consultants are chosen based on their qualifications and the cost of those services factor into that selection process. Mr. Neisler did not solicit other proposals as it is costly for firms to prepare and he feels that even though another firm may present a lower cost, it would in turn cost the District extra money in soft costs to bring them current to produce the same end product. For that reason, he suggests that the Board approve the time and material contract with Provost & Pritchard for a cost not to exceed \$167,700.

Director Schultz expressed concerns with \$167,700 being too high based on the project having a total cost of around \$1 million. Mr. Neisler stated that with this being a T&M contract, staff will be looking to control those costs.

Director Hall asked for Mr. Neisler to elaborate on why he feels \$167,700 is a good price. Mr. Neisler reviewed the breakdown of the proposed fees; the design phase is budgeted at \$73,400 which includes site survey, design of ponds, etc. and he feels that work can be done for less than that. The bidding phase of \$5,200 is a minimal. The construction administration phase is \$84,000 and he fully expects to reduce these costs significantly. TCCWD does not require full-time, on-site construction services as we have a lot of that capability in house and will be able to greatly reduce P&P's time. If the project does reach the full costs, he would say that would be at the top end of the market for those services, however he does not anticipate that.

Director Zanutto asked if the work would begin at the close of escrow if this is approved. Mr. Neisler stated he thinks the two items can progress concurrently; he sees no reason to wait until close of escrow. The title report has been reviewed, SSCSD is eager to move forward and he does not anticipate any problems. Director Schultz asked if the \$1 million cost included the cost of the property and Mr. Neisler confirmed it does.

Director Cassil stated that in her experience with P&P from a number of years on the GHCSB Board, they were expensive however they do the job right. The one time the Board made an exception to that and hired the lowest cost bidder, it became a mess and the work had to be redone which resulted in an even higher cost than if they had just gone with the reputable engineer in the first place.

Director Cassil moved that the Board approve the contract with Provost & Pritchard, dated December 13, 2019, and included as Attachment B; and authorize the General Manager to execute the contract not to exceed \$167,700. Director Hall seconded the motion and it was carried on the following vote: Ayes: Cassil, Hall, Zanutto; Noes: Schultz; Abstain: Pack; Absent: None.

Item 10. Approve Director's Attendance at Spring ACWA Conference in Monterey, CA

Mr. Neisler stated the Spring ACWA Conference will be held from May 5th to 8th in Monterey, Ca. Director Hall is the District representative on the JPIA Executive Board which will meet on May 4th and 5th. His attendance at the ACWA conference is contingent to Board approval in the same manner as any other Director. California law requires that for elected officials' actual and necessary expenses to be reimbursed, their attendance must be approved by the Board in advance and typically the cost is less than \$2,100 per person to attend the full conference, including meals, hotel and transportation. Mr. Neisler is planning to attend.

President Pack asked each Director who was available and interested in attending. Discussion took place on past conference attendance and District costs.

Director Schultz moved that Director Cassil and Director Zanutto be approved to attend the 2020 ACWA Spring Conference. President Pack seconded the motion. Director Hall requested the motion be amended to include his attendance. The motion died for lack of a second. President Pack stated there is a motion and a second on the floor that must be voted upon. Director Schultz's motion was carried on the following vote: Ayes: Cassil, Pack, Schultz, Zanutto; Noes: Hall; Abstain: None; Absent: None.

Director Hall indicated he will be attending the JPIA Board meeting on May 4th and 5th and staff was directed to make arrangements for his stay.

Item 11. Indicate Director's Interest in Running for CSDA Board of Directors Seat C

Mr. Neisler stated there is an open seat on the CSDA Board, seat C, for the 2021-2023 term. The nominating information and the questionnaire are attached to the Staff Report. Mr. Neisler directed the Board's attention to the commitments and expectations for this service as they are significant. The Board will need to approve any Director interested in the position as there will be cost to the District associated with the position. The deadline for applications is March 26, 2020.

Director Cassil asked what kind of commitment, in terms of time and calendar, this person would have to make. Mr. Neisler directed her to Attachment A and reviewed there are 4 to 5 Board meetings annually in Sacramento, participation on at least one committee is required and meets 3 to 5 times a year in Sacramento, attend two CSDA annual events, and complete the CSDA's Special District Leadership Academy.

Director Schultz asked Mr. Neisler for some insight as to how much could be gained for this District by a Director being on the CSDA Board. Mr. Neisler described how the CSDA's insurance is SDRMA and TCCWD is insured through JPIA, and the CSDA is not specific to the water industry as it includes cemetery, fire, community service districts, etc. For the level of commitment required, he does not see a comparable benefit to the District.

Director Zanutto noted that if elected, completing the four CSDA modules of the Leadership Academy is required and they are extremely informative as he has been through them. Mr. Neisler agreed and stated he would like to pursue that program. He noted there is a pamphlet on that training at the Directors' seats in the CSDA mailer that was sent out. Director Schultz clarified that a person can attend that training without being on the CSDA Board of Directors.

No Directors indicated an interest in submitting an application.

Item 12. Update on Cummings Valley Amended and Restated Judgment

Mr. Neisler stated staff, legal counsel, and the Ad-hoc Committee met with the new owners of the SunSelect property on January 23rd and Director Schultz represented the committee. There was very good discussion during the meeting. Equilibrium is a Capital Holding company who is the new owner and Revol Farms will be the operator of the facility and will take over operations on March 1st. TCCWD's counsel has been in contact with their counsel regarding their comments. Discussions with them have been productive and cordial. They are skilled and knowledgeable, and this should be a good partnership. This is all that can be reported in Open Session and discussions will continue in Closed Session.

Item 13. Update on Cummings Valley Westerly Recharge Project

Mr. Neisler stated most of this information has already been discussed. Grant approval has been received for \$355,000. Now that the grant has been approved, the escrow process will continue; exhibits and easements will be prepared, and the final escrow amount will be requested to bring back to the Board for approval. Mr. Neisler has met with Mr. Aranda and SSCSD is still on board with the process. More will be discussed in Closed Session.

Item 14. Reconsideration of Resolution 10-15 Range Voting

Mr. Neisler stated this item was added at the request of Director Hall at last month's meeting and turned the discussion over to him. Director Hall stated Resolution 10-15 was sent to JPIA and the intent is outlined in the Resolution. Currently, there are people who work against the democracy and support both sides of issues such as gun control and abortion, and they are both volatile which creates agitation and stops compromise. Range voting finds agreement and consensus. Plurality voting forces the alternative down to two, and forces people to vote tactically rather than based on what they want. With range voting, you can always vote for your favorite. With Duverger's Law, when you are forced to give up on your favorite, you are giving power to someone else, in this instance, it's the two parties.

Director Hall feels that this Board has an obligation to act in a larger sense, and it is more important now than it was 5 years ago. This time he will not hand off the Resolution to the Executive Committee at JPIA, he feels he should hand deliver it to ensure it will be heard.

President Pack asked for the Directors who were not on the Board at the time this Resolution was passed for their opinions. Director Zanutto stated based on his research, votes are made by rating candidates and the one with the most points gets the vote. Director Hall confirmed that is correct and stated range voting is used for many large private events such as the Olympics and the Heisman Trophy. Director Zanutto asked why this is not used more often. Director Hall feels it isn't used because the parties run the elections. Director Schultz asked if his intention is to have TCCWD use range voting as well. Director Hall stated he does not feel that is necessary. Director Cassil shared her experiences with loaded candidate lists and how it confused the voters and she supports range voting. Director Schultz is not in support of range voting as he feels you cannot get a percentage of a person; in the end you still only get one person. He agrees there is the problem of gaming however, it can be done to range voting as well. Director Hall pointed out that although gaming could still exist, it is greatly reduced by range voting. Director Schultz stated he does not see a gain in JPIA going to that method and thinks they are an outstanding organization. Director Schultz moved to rescind Resolution 10-15 Range Voting. There was no second. President Pack stated this was supported by the Board unanimously in 2015 and sections 1.c. and 2.3 are the strongest parts of this Resolution. He supports some of the sections more than others and in general he supported and voted for the Resolution.

Director Hall moved to send Resolution 10-15 to the JPIA Board again for consideration by the Executive Committee. The motion was seconded by Director Cassil and it was carried on the following vote: Ayes: Cassil, Hall, Pack, Zanutto; Noes: Schultz; Abstain: None; Absent: None.

Item 15. Board of Directors Comments

Director Hall expressed his appreciation for the consideration of his Resolution and thanked the Board.

Director Cassil asked that for a future Agenda, she would appreciate having a public announcement at the beginning of the meeting, stating to all attendees that TCCWD records public comments as well as the Board's. President Pack instructed Mr. Neisler to add the public announcement to future Agendas.

Director Zanutto thanked Mr. Neisler for sending him a copy of the Amended and Restated Agricultural Lease between BVCSD and Valley Sod as requested. He read through it a couple times and sees the District's name all through the agreement and he feels it is in default and needs to be reviewed. President Pack directed Mr. Neisler to put it on the Agenda and send a copy to rest of the Directors.

Director Hall would like the Directors' names to appear on the Agenda as it was many years ago. Mr. Neisler suggested it could be added in the letterhead format. Director Hall liked the idea and President Pack instructed Mr. Neisler to add the Directors' names to the Agenda.

Item 16. Adjourn to Closed Session

President to reference Closed Session items as presented on Agenda, then Board to adjourn to Closed Session

- a. In Accordance with Exhibit A Attached Hereto, Kern County Superior Court Case 97209, Tehachapi-Cummings County Water District, a Body Corporate and Politic vs. Frank Armstrong, et al.**
- b. In Accordance with Exhibit B Attached Hereto, DWR v. All Persons Interested in Authorization of WaterFix Revenue Bonds et al.**
- c. In Accordance with Exhibit C Attached Hereto, Conference with Real Property Negotiator (SSCSD)**
- d. In Accordance with Exhibit D Attached Hereto, Potential Litigation**
- e. In Accordance with Exhibit E Attached Hereto, Performance Evaluation, General Manager**

The Board went into Closed Session at 4:44 p.m.

Item 17. Return to Open Session

The Board returned to Open Session at 6:30 p.m.

Report Action Taken in Closed Session:

- a. The Board authorized staff and counsel to submit a memo to court for revising the Judgement and getting the Amended Judgement entered.
- b. No reportable action.
- c. No reportable action.
- d. The Board authorized the General Manager to send a letter regarding Notice of Breach.

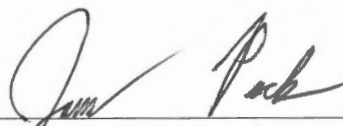
Item 18. Consider and Act on Change in General Manager's Compensation

Director Zanutto moved that the General Manager receive a \$3,000.00 merit increase. The motion was seconded by Director Cassil and it was carried on the following vote: Ayes: Cassil, Hall, Zanutto; Noes: Pack, Schultz; Abstain: None; Absent: None.

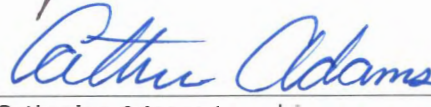
Director Hall commented that he thinks the General Manager has propelled this District farther and faster than any other time, aside from the creation of the District.

Item 19. Adjournment

The meeting was adjourned at 6:33 p.m. on a motion made by Director Hall, seconded by Director Cassil and carried on the following vote: Ayes: Cassil, Hall, Pack, Schultz, Zanutto; Noes: None; Abstain: None; Absent: None.



James Pack, Board President



Catherine Adams, Board Secretary



Tehachapi-Cummings
County Water District

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CLOSED SESSION ITEM DESCRIPTIONS

(Gov. Code § 54954.5)

A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Gov. Code § 54956.8.)

Description of Property: _____

Proposed District Negotiator: _____

Negotiating Parties: _____

Subject of Conference: _____

B. CONFERENCE WITH LEGAL COUNSEL (Gov. Code § 54956.9.)

1. Existing Litigation: Case No. 97209

Name of Case: Tehachapi-Cummings County Water District

a Body Corporate and politic, vs. Frank Armstrong et. al.

2. Anticipated Litigation: _____

Gov. Code § 54956.9 (b): _____

Gov. Code § 54956.9 (c): _____

C. PUBLIC EMPLOYEES (Gov. Code § 54957.)

1. Appointment: _____

Title: _____

2. Employment: _____

Title: _____

3. Performance Evaluation: _____

Title: _____

4. Discipline/Dismissal/Release: _____

D. CONFERENCE WITH LABOR NEGOTIATOR (Gov. Code § 54957.6.)

Agency Negotiator: _____

Employee Organization: _____

Not Applicable

Unrepresented Employee: _____



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CLOSED SESSION ITEM DESCRIPTIONS

(Gov. Code § 54954.5)

A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Gov. Code § 54956.8.)

Description of Property: _____

Proposed District Negotiator: _____

Negotiating Parties: _____

Subject of Conference: _____

B. CONFERENCE WITH LEGAL COUNSEL (Gov. Code § 54956.9.)

1. Existing Litigation: _____

Name of Case: DWR v. All Persons Interested in Authorization of
WaterFix Revenue Bonds et al.

2. Anticipated Litigation: _____

Gov. Code § 54956.9 (b): _____

Gov. Code § 54956.9 (c): _____

C. PUBLIC EMPLOYEES (Gov. Code § 54957.)

1. Appointment: _____

Title: _____

2. Employment: _____

Title: _____

3. Performance Evaluation: _____

Title: _____

4. Discipline/Dismissal/Release: _____

D. CONFERENCE WITH LABOR NEGOTIATOR (Gov. Code § 54957.6.)

Agency Negotiator: _____

Employee Organization: Not Applicable

Unrepresented Employee: _____



Tehachapi-Cummings
County Water District

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CLOSED SESSION ITEM DESCRIPTIONS

(Gov. Code § 54954.5)

A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Gov. Code § 54956.8.)

| | |
|-------------------------------|---|
| Description of Property: | APNs 448-051-33-4, 448-051-34-2, 448-052-33-2 |
| Proposed District Negotiator: | Tom Neisler, General Manager |
| Negotiating Parties: | Stallion Springs Community Services District |
| Subject of Conference: | Terms, Price and Conditions of Sale or Lease |

B. CONFERENCE WITH LEGAL COUNSEL (Gov. Code § 54956.9.)

- Existing Litigation: _____
Name of Case: _____

- Anticipated Litigation: _____
Gov. Code § 54956.9 (b): _____
Gov. Code § 54956.9 (c): _____

C. PUBLIC EMPLOYEES (Gov. Code § 54957.)

- Appointment: _____
Title: _____
- Employment: _____
Title: _____
- Performance Evaluation: _____
Title: _____
- Discipline/Dismissal/Release: _____

D. CONFERENCE WITH LABOR NEGOTIATOR (Gov. Code § 54957.6.)

| | |
|-------------------------|----------------|
| Agency Negotiator: | _____ |
| Employee Organization: | Not Applicable |
| Unrepresented Employee: | _____ |



Tehachapi-Cummings
County Water District

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CLOSED SESSION ITEM DESCRIPTIONS

(Gov. Code § 54954.5)

A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Gov. Code § 54956.8.)

Description of Property: _____

Proposed District Negotiator: _____

Negotiating Parties: _____

Subject of Conference: _____

B. CONFERENCE WITH LEGAL COUNSEL (Gov. Code § 54956.9.)

1. Existing Litigation: _____

Name of Case: _____

2. Anticipated Litigation: _____

Gov. Code § 54956.9 (b): 1 potential case

Gov. Code § 54956.9 (c): _____

C. PUBLIC EMPLOYEES (Gov. Code § 54957.)

1. Appointment: _____

Title: _____

2. Employment: _____

Title: _____

3. Performance Evaluation: _____

Title: _____

4. Discipline/Dismissal/Release: _____

D. CONFERENCE WITH LABOR NEGOTIATOR (Gov. Code § 54957.6.)

Agency Negotiator: _____

Employee Organization: _____

Unrepresented Employee: _____



CLOSED SESSION ITEM DESCRIPTIONS

(Gov. Code § 54954.5)

A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Gov. Code § 54956.8.)

Description of Property: _____

Proposed District Negotiator: _____

Negotiating Parties: _____

Subject of Conference: _____

B. CONFERENCE WITH LEGAL COUNSEL (Gov. Code § 54956.9.)

1. Existing Litigation: _____

Name of Case: _____

2. Anticipated Litigation: _____

Gov. Code § 54956.9 (b): _____

Gov. Code § 54956.9 (c): _____

C. PUBLIC EMPLOYEES (Gov. Code § 54957.)

1. Appointment: _____

Title: _____

2. Employment: _____

Title: _____

3. Performance Evaluation: _____

Title: General Manager

4. Discipline/Dismissal/Release: _____

D. CONFERENCE WITH LABOR NEGOTIATOR (Gov. Code § 54957.6.)

Agency Negotiator: _____

Employee Organization: Not Applicable

Unrepresented Employee: _____