

MINUTES

**TEHACHAPI-CUMMINGS COUNTY WATER DISTRICT
REGULAR MEETING OF THE BOARD OF DIRECTORS
May 15, 2019 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: Robert Kuhs
Staff in Attendance: Catherine Adams, Troy DePriest, LaMinda Madenwald and Tom Neisler
- Item 2. Flag Salute**
The Pledge of Allegiance was led by Director Hall.
- Item 3. Approval of Agenda**
Director Hall moved to approve the agenda. 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 4. Comments by any Party on Items of Interest and Within the Subject Matter Jurisdiction of the Legislative Body**
There were none.
- 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 April 17, 2019
 - b. Approve Quarterly Investment Report, Financial Report and Payment of Bills
 - c. Approve Date for Benefit Assessment Hearing
 - d. Approve Update of Contact Information for Bank of America

Mr. Neisler commented that a revised copy of the minutes had been distributed after the Board pack was mailed and that if the Board acts on the Consent Calendar, Item a. will be the revised copy that will be approved.

President Pack asked if there were any items the Board members, public or staff would like to remove for discussion. Director Schultz asked to remove Item b., and Director Cassil asked to remove Item a. The President removed Items a. and b.

Director Cassil moved that the Board approve the Consent Calendar Items c. and d. President Pack seconded the motion and it was carried on the following vote: Ayes: Cassil, Hall, Pack, Schultz, Zanutto; Noes: None; Abstain: None; Absent: None.

Item a. -Director Cassil asked if all Board members had a chance to review the revised copy of the Minutes of Regular Board Meeting of April 17, 2019. Not every member had, so she suggested that either the item be tabled until the next meeting to allow time for review, or the revised parts of the minutes be read aloud now. Mr. Neisler apologized and stated that he was communicating with staff long distance last week from the ACWA conference and these grammatical and formatting changes did not get included in

the original document that went out with the Board pack. He read all the changes on the redline document out loud.

Director Hall moved that the Board approve the Consent Calendar Item a. 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 Schultz asked for clarification on the LAIF average monthly yield. It was explained that this number is the monthly average of the annual yield. He also asked about the process of choosing investment funds and Ms. Madenwald and Mr. Neisler responded. They mentioned that with the LAIF account, the funds can be accessed the same day which is beneficial in an emergency situation and with the investment pool, it can take up to 10 days to access the money. Director Schultz commented that he thinks it's worth while to look at the possibility of adding more funds.

Director Schultz asked questions on the Investment Report with regards to the salaries column. Ms. Madenwald explained that the projections are made by dividing the total by 12 and applying 1/12 per month to that account, however two months out of the year have 3 pay periods, so this number will be slightly off at different times throughout the year. Director Schultz also asked for details of check 4912, dam fees. Mr. Neisler explained that after the Lake Oroville problem, the State has tripled the dam fees within the last two years and this new amount will be budgeted going forward.

Director Schultz moved that the Board approve the Consent Calendar Item b. President Pack 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 picture taken of Director Schultz, Director Zanutto, and himself with Dave Eggerton, the new ACWA Executive Director.
- The Pump Plant Tour had 31 attendants this year and was well received.
- He reported on his attendance at the ACWA Conference and his notes were passed out prior to the Board meeting.
- He announced the California WaterFix no longer exists. The State withdrew the environmental certifications and DWR withdrew all the approvals they had issued. The new Governor's new project is called the Delta Conveyance and it appears to be a single tunnel project and the capacity of that project is still undetermined. The plan is to get the Voluntary Settlement Agreements done. Currently, phase one of the Settlement Agreements has been approved by DWR and the State Board.
- There is an item later on this agenda to address the contract amendment but there has been no news, so no action can be taken.
- The lake is very full, it was at elevation 4364.0 feet, so there was only another 0.5 foot the lake could be raised. More rain is coming so irrigators have cut back on their demand.
- The office buildings are now painted and the large shrubs on the north and south sides have been removed and will be replaced with Xeriscape landscaping like the rest of the areas.
- The Executive Committee of the local IRWMP adjusted the Prop 1 grant application for the Westerly Cummings Recharge Project to \$986,000 from \$850,000 and advanced it to the second round of selections. Selection will not be finalized until the 4th quarter of 2019.
- A proposal from an appraiser has been received for the SSCSD property acquisition and staff is moving forward on getting an appraisal done. The geotechnical investigation report should be completed soon.

-On April 25th he had the opportunity to speak to the Tehachapi Area Association of Realtors. That went well and prompted lots of questions. One realtor came in and interviewed Mr. Neisler for a marketing video.

-He reviewed a letter sent to him from Mohammad Kompani of Comprehend & Copy Nature, LLC (CCN), and it was distributed at the meeting. CCN has acquired a parcel in Tehachapi and are submitting development plans to the City. The District owns a small parcel next to theirs, and CCN is interested in discussing the District's parcel with the Board and would like to schedule a time to do so. The Board instructed Mr. Neisler to gather more information on the parcel, including a map, and place an item on the agenda for the June Regular Board Meeting.

-Staff is working on the sound issue in the Board room and received a proposal that was significantly more expensive than anticipated. They will continue to investigate options within the confines of the Purchasing Policy.

Board members asked questions and discussed details of the new Delta Conveyance Project with Mr. Neisler. Mr. Neisler also used the GIS to bring up a picture of the parcel CCN is interested in discussing and reviewed some details of it and confirmed he will bring more information to the June meeting.

Item 7. Operations Manager's Report

Mr. DePriest reported on the following matters:

- The Pump Plant Tour was well attended, staff received numerous compliments on it, and an article was published in the Tehachapi News.
- There was a meeting with the City of Tehachapi to discuss a Memorandum of Understanding concerning the recycled water project as it relates to the use of Blackburn Dam.
- The three District dams were inspected by Department of Water Resources, Division of Safety of Dams and a report will be sent to the District.
- The telemetry stand has been installed at the Cummings Pond Recharge Facility, the solar powered communication system has been installed and Aspect Engineering programmed the SCADA, communications network, and controls to the site.
- On April 24th, agricultural pumping in Cummings Valley started to increase significantly.
- There was a power outage at Pump Plants 2 and 3, and the emergency generator at Pump Plant 3 did not transfer power, so the system went down briefly. The mechanic on-call was able to manually start the unit and bring the system back up. The next day, SCE crews were able to locate two damaged underground leads to Pump Plant 3 and repaired them and power was restored.
- On May 8th, Brite Lake elevation was 4,363.6 feet and the volume was 1,795.2 acre feet.
- The exterior painting project was completed on May 3rd, and staff is pleased with the results.
- The Pipeline Department has installed a 2" meter and a turnout on the Walmart property for irrigation and have been working to prepare agricultural turnouts for the planting season.
- KMB Pest Management has applied herbicide at numerous locations throughout the District as part of the annual Weed Abatement Program.
- TVRPD has installed irrigation at Brite Lake campground and is working with the Rotary Club of Tehachapi to plant 35 trees along the entrance road.
- Mechanics attended a training with Exxon-Mobil fuels and lubricants specialists in the Board room to train on fundamentals of lubrication and contamination control.
- The Controls and Emissions Technician will attend a Waukesha Gas Engine Technology class in June held at the WPI Training Center in Sugarland, Texas.
- One of the mechanics has given notice and his last day will be Friday. He will be moving on and recruiting for that position will begin. Mr. DePriest reviewed the pictures attached to his report.

Director Cassil asked if the Department of Water Resources, Division of Safety of Dams will be interested in the City of Tehachapi's recycled water project. Mr. Neisler stated the project will be discussed with DWR and there is a similar project at Antelope Dam right now, and an inspector just reviewed it yesterday, so he doesn't anticipate any issues.

Item 8. Update on Cummings Valley Adjudication and Consideration of forming an Ad-Hoc Committee

Mr. Neisler stated that since the last meeting, the Appendices 1-5 that were discussed have been completed, and legal counsel drafted Appendix 6 and an additional Appendix 7 which is a notification form. All of those have been distributed to the stakeholders. The workbook that Mr. Neisler prepared has been made available publicly. It shows allocations, how they are derived, and what is projected for 2019 and what the maximum M&I allocation could be under the anticipated Amended and Restated Judgement. The data in Attachment C was amended to change the number of irrigated acres from 4 to 7 for Triassic Vineyard based on information from the owner. This change did not change the agricultural allocation. Based on the discussion at the Board meeting and comments from the stakeholders, the written comment deadline was formerly extended to May 15, 2019 and all stakeholders were notified.

Robert Kuhs and Mr. Neisler met with Bob Joyce (the outside counsel for Grimmway) and George Cappello of Grimmway to discuss all of the items outlined and the meeting was very productive. The District has received written comments from Mr. Joyce, stating Grimmway is in favor of the judgement with a couple of requested revisions. Both of which, staff feels can be accommodated. There has also been written comments from SunSelect, Bear Valley Springs CSD, and California Correctional Institution and Mr. Kuhs and Mr. Neisler have had discussions with them that were productive and in favor of the adjudication with some discussions of minor changes and legal matters. This has been great progress and copies of all the comments were distributed to the Board members.

At the last Board meeting, there was discussion of forming an Ad-Hoc Committee meeting to participate in the stakeholder meetings and be involved in the technical aspects of the adjudication and report back to the full Board. Director Cassil began a discussion to explore the idea of having a Standing Committee rather than an Ad-Hoc Committee to promote transparency to the public. Mr. Neisler clarified that these stakeholder meetings are always open to the public, notices are sent to stakeholders and posted, and they are very well attended meetings. All Board members are welcome to attend, however only the two Ad-Hoc Committee members would be able to participate on behalf of the Board. President Pack appointed Director Zanutto and Director Schultz to an Ad-Hoc Committee for the Cummings Valley Adjudication topic based on their interest in the topic and their attendance and involvement in the past adjudication meetings.

George Cappello offered his comments on the adjudication. Director Zanutto was glad to see positive progress on this topic and Director Hall stated that the sooner the adjudication is done, the sooner groundwater storage can be utilized, and everyone can gain from that.

Item 9. Approval of Agreement to Fund Three Year Kern County Water Agency Participation in Independent Audit Association Audit of the State Water Project

Mr. Neisler stated that as a member of the KCWA, the District participates in an annual audit of the DWR's billings for the State Water Project. This happens annually and the proposed change this year is going from a one-year contract to a three-year contract. The request is for up-to \$4,000 per year for the District's proportional share of the audit cost. Since 2014, the Board has annually approved participation in this and it has proven cost effective. Last year, the total cost of that audit was \$127,250 and the District's share was \$2,687. As a result, Ernst & Young found \$413,661 (net) of overcharges to the KCWA, of which \$8,108 were to TCCWD. Over the last three years, this District has paid \$7,463 and has had a

returned benefit of \$18,020. Mr. Neisler reviewed the attachments to the staff report for further explanation of details. He and Ms. Madenwald answered questions from the Board members and discussion took place. Mr. Kuhs offered his comments as well.

Director Cassil moved approval of the agreement of fund fiscal year 2019-20 through 2021-2022 Kern County Water Agency participation in the audit of State Water Project costs and charges at a cost not to exceed \$4,000 annually. She further moved to authorize the General Manager to execute the contract. The motion was seconded by Director Schultz and carried on the following vote: Ayes: Cassil, Hall, Pack, Schultz, Zanutto; Noes: None; Abstain: None; Absent: None

- Item 10. Approve Temporary Transfer of Water Rights from H-Star Investments, LLC to Heritage Farms, LLC**
Mr. Neisler stated the Watermaster Rules and Regulations spell out the procedures for Temporary Transfer or Lease of Water Rights and the form to be used. The deadline to submit is March 1st of every year to allow time for the Board to approve these requests prior to commencement of irrigation operations. In order to accurately and efficiently manage these requests, Mr. Neisler has attempted to enforce the deadline of March 1st, the 12-month lease period from January 1st to December 31st of any given year, and that each of the applications contain the correct notary acknowledgement.

This year was difficult for interested parties to complete this paperwork due to a last-minute change in ownership of one of the largest customers, Bornt & Sons. Bornt had leased property and water rights from a number of entities and they ceased operations. Heritage Farms attempted to assume most of those leases. After the March Board meeting, Mr. Neisler received a call from Eldon Hugie of H-Star Investments indicating he was not able to complete the required paperwork to meet the deadline. Mr. Neisler explained that he would need to submit a letter requesting the Board consider his transfer. The letter is an attachment to the staff report. Unfortunately, the letter was not received in time to go before the Board in April, so it was put on this month's agenda. Mr. Hugie has leased his water rights for more than a decade and has always submitted the paperwork in a timely fashion. This request for approval of Transfer of Water Rights will not have a negative impact on District operations and Mr. Neisler recommends the Board grant this one-time request. The potential revenue to the District from this transfer is up to \$34,566.67 for sale of wheeled water.

Director Zanutto moved approval of the Temporary Assignment or Lease of Water Rights from H-Star Investments, LLC to Heritage Farms, LLC for 2019, in the amount of 305 Acre Feet of Base Water Rights. The motion was seconded by Director Schultz and carried on the following vote: Ayes: Cassil, Hall, Pack, Schultz, Zanutto; Noes: None; Abstain: None; Absent: None

- Item 11. Approve Term M&I Agreement with Eleven Western Builders (Walmart)**
Mr. Neisler explained this is a request for Eleven Western Builders to enter into a Term M&I Agreement with the District. This means the customer agrees that they will use more than 5 acre feet per year of water at the Term M&I rate (\$436/AF in this case). This water will be used at the Walmart development project for irrigation needs rather than using the City of Tehachapi's potable water. They have paid for a 2" water meter and turnout on the property and that has been installed. Walmart requires the contractor to make all such purchases and agreements until which time they purchase a turnkey operable project. The expectation is that this will be a temporary agreement until Walmart takes over at which time the agreement would be transferred over.

Director Zanutto asked if Eleven Western Builders has been purchasing water thus far at a Regular M&I rate. Mr. Neisler confirmed they have been purchasing water at that rate through a temporary connection, until this agreement is approved.

Director Hall moved that the Term M&I Agreement between TCCWD and Eleven Western Builders be approved. The motion was seconded by President Pack and carried on the following vote: Ayes: Cassil, Hall, Pack, Schultz, Zanutto; Noes: None; Abstain: None; Absent: None

Item 12. Schedule Ad-Hoc Budget Committee Meeting

Mr. Neisler stated this request is to schedule a meeting for the Ad-Hoc Budget Committee in which staff will present the draft budget information to the committee no later than May 31st, and he'd like to hold that meeting sometime in the week of June 3rd. In the event discussions end up requiring an additional meeting prior to the Regular Board Meeting, this will allow for a week in between to schedule that. This committee is comprised of Director Zanutto and Director Schultz.

The Ad-Hoc Budget Committee was scheduled for June 6, 2019 at 9:00 a.m.

Item 13. Approve Contract with JS Strategic Consulting for Water Conservation Curriculum and Authorize General Manager to Execute

Ms. Madenwald stated that originally there was a large project in place, Project Wet, that included classes for teachers, curriculum, and materials. Beginning last year, a smaller project was developed to only include materials and curriculum to be distributed to local public and charter schools. This year, staff is proposing to do the same, smaller project again. This materials program is specific to the Tehachapi area and the cost is \$10,000.

Director Schultz had questions about the renewability of the consumable materials and provided some feedback he has received from local teachers about the program. Ms. Madenwald was appreciative to hear the feedback as she had not received those comments in the past. A discussion took place among the Board members regarding the details of the program and materials. Ms. Madenwald stated she would speak to JS Strategic Consulting to get more definitive information for the Board and what can be done to renew consumables as they are used up throughout the year.

Director Zanutto asked if this program was originally funded through a grant program. Mr. Neisler confirmed that it was in the past but is now a general fund expense. Ms. Madenwald pointed out that these Water Conservation Programs are part of the District's Urban Water Management Plan. Mr. Neisler also noted this program in the grant application (Westerly Cummings Recharge Project) as a conservation effort that the District provides.

Director Schultz moved that the Board authorize the General Manager to execute the contract with J.S. Strategic Consulting for the ordering and distribution of two education units in accordance with their proposal dated March 15, 2019 and authorize the General Manager to expend no more than \$1,000 to replenish consumable supplies for Water Conservation Training Modules. The motion was seconded by Director Hall and carried on by the following vote: Ayes: Hall, Schultz, Zanutto; Noes: Cassil, Pack; Abstain: None; Absent: None.

Item 14. Approve Licensing Agreement with TVRPD and Kiwanis, Inc. for 2020 Paddle Boat Festival

Mr. Neisler presented the background information and timeline of events contained in the staff report that lead up to the attached proposed licensing agreement between TVRPD and Kiwanis, Inc. for a 2020 Paddle Boat Festival held at Brite Lake. This agreement was drafted by Kuhs & Parker and took a considerable amount of time from legal counsel and Mr. Neisler to develop. There are some minor items that need to be resolved but on condition of those resolutions, Mr. Neisler has brought this agreement to the Board for approval to allow Kiwanis time to plan and promote the event. The exhibits will be prepared by Kiwanis/TVRPD.

An additional consideration for the Board is the amount of District resources that this issue has consumed. The current invoices for Kuhs & Parker are currently in excess of \$12,000 with approximately \$1,000 more to resolve the minor outstanding issues. Mr. Neisler has spent significant time as well, amounting to approximately \$6,000, so a total cost to the District to date is approximately \$19,000. Kiwanis has requested that these costs be waived. Mr. Neisler recommended to the Board that the staff costs be waived, however, due to the fact that TCCWD incurred legal expenses solely to facilitate a Kiwanis project, he recommends the payment of the District's legal fees be a condition of approval of the agreement.

Before discussions began, Director Hall disclosed that he is a member of the board of Kiwanis.

Mr. Ron Gaiser was in the audience representing Kiwanis and the Directors had many questions for him regarding the purpose of the event, if it will be annually, and what the money will be used for. He responded that the event is a fundraiser and if it is successful, the goal is to have it annually. The money will be used to benefit the children and community of Tehachapi with things such as improving playgrounds. Further discussion of details took place. Mr. Gaiser pointed out that he was surprised that TVRPD did not have a general agreement that he could use, and he never anticipated the costs to amount to such a large sum to develop this agreement.

There was a discussion regarding this agreement, liability, and the costs incurred by the District. It was brought up that if the legal fees are not paid for by Kiwanis, those costs would have to be paid out of the District's General Legal Fees account. Mr. Kuhs raised the topic of Gift of Public Funds and how the District's charter is to provide water service to people, not recreational activities. He stated one question the Board should consider is if it is fair to have the rate payers absorb the cost of a recreational activity that provides no income to the District. It's a policy question for the Board.

In conclusion, the majority of the Board did not object to the project itself and respect what Kiwanis does for the community, however as a Board, they have an obligation to protect the interests of the District with regards to its funding, customers, and liability so they cannot waive the legal costs incurred.

Director Zanutto moved that the Board approve the licensing agreement between Kiwanis Inc., TVRPD and TCCWD for the 2020 Paddle Boat Festival and authorize the President to execute the agreement; subject to the final approval by legal counsel. He further moved that Kiwanis, Inc. be required to reimburse TCCWD \$6500 for the costs incurred to prepare and administer the agreement prior to the President's execution of the document and the remaining \$6500 prior to project closeout. The motion was seconded by Director Cassil and carried on the following vote: Ayes: Cassil, Pack, Zanutto; Noes: Schultz; Abstain: Hall; Absent: None

Director Zanutto suggested that it may be beneficial to go to TVRPD for financial support, solicit sponsorships from corporations, or request help from other branches of Kiwanis to raise the money for the legal fees. Director Cassil expressed her empathy to Mr. Gaiser for the work he has put into this project and explained that as a Board member she has certain responsibilities. She wished him the best in moving forward with Kiwanis projects that will be good for children and the community.

Item 15. Provide Update on and Approve District Support of SWP Contract Amendments

Mr. Neisler stated this item was brought to the Board at last month's meeting with the intention of having the required documentation from the Water Agency and as of today, May 15th, there is still no direction, so unfortunately, he has nothing to report to the Board. The issue here is the amendment of the contract to extend the master contract for the State Water Projects. Once the recommended paperwork that the Agency wants members to consider is available, Mr. Neisler will present that recommendation to the Board.

Item 16. Board of Directors Comments

a. Director Hall – ACWA and JPIA Conference Reports

- At the JPIA meeting, there were 5 good candidates for the Executive Committee where most of the work happens. This included two incumbents and he does not know the results of the election yet.
- The JPIA voluminous reports are also available online and he would be happy to answer any questions anyone has on those reports and graphs.
- He attended several ACWA meetings and he shared some highlights. An energy committee discussed issues some cities have when the power to pumps that supply fire hydrants lose power in a fire due to poles burning. In Tehachapi, the fire equipment is gravity fed so that is not an issue during a fire. 10% of fires caused by public utilities do not have enough stockholder value to cover the damage those fires caused.
- There's a new program called Public Safety Power Shut-Off which is a phased program that shuts down power in advance of high winds weather projections to reduce the risk of fire.
- He discussed the duck curve, spinning reserve and groundwater sustainability.

b. Director Cassil – ACWA Conference Report

- A lot of people in one context or another were talking about what happened in Paradise and the implications for the water industry.
- Another topic she discussed was healthy watersheds or resilient forests. There is a Federal grant program called the Water Infrastructure Finance and Innovation Act of 2014 that may be of interest to this District. It gives districts a chance to apply for grants with lower interest rates, and easier repayment terms. One of the awesome things about this District is that for approximately 50 years now, the groundwater in the Tehachapi Basin has been measured. Bureaucracies like to take past measurements, then show their interventions such as a grant, and then see the gains from that program. In this case, it could be removing undergrowth from the watershed and there could be a partner agency such as Kern County Fire. A statistic she heard was that in a watershed, if you can clear out the undergrowth and dead trees, you can increase the watershed production into your basin by approximately 12%. This Board has some extremely important projects underway now but she does see this as a possible opportunity for the future.

Director Schultz commented on the Kiwanis project and how the costs that the District has incurred are already gone. If this was looked at as a reasonable business return, the goal would be to get approximately 8% back on the money which would equate to a charge of \$3,000 per year. The agreement could be used as a template for other events in hopes that every time there is an event at the lake, the District could gain \$3,000 which would be a better return than what the District's money is getting in the bank. He just wanted to point out there are other ways to look at these sunk costs.

President Pack asked Ms. Adams if there is anyway to change up the order when doing roll call so that the same person does not have to be the deciding vote so often. She confirmed that she will randomize the order going forward.

Item 17. 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.

The Board went into Closed Session at 6:00 p.m.

Item 18. Return to Open Session


The Board returned to Open Session at 6:35 p.m.

Report Action Taken in Closed Session:

- a. No actions to report
- b. No actions to report

Item 19. Adjournment

The meeting was adjourned at 6:36 p.m. on a motion made by Director Hall, seconded by Director Cassil and unanimously carried. 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

CLOSED SESSION ITEM DESCRIPTIONS
(Gov. Code § 54954.5)

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

Description of Property: _____

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: _____

TEHACHAPI-CUMMINGS COUNTY WATER DISTRICT

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(Gov. Code § 54954.5)

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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.)

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Title: _____
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D. CONFERENCE WITH LABOR NEGOTIATOR (Gov. Code, § 54957.6.)

Agency Negotiator: _____
Employee Organization: _____
Unrepresented Employee: _____