

## MINUTES

**TEHACHAPI-CUMMINGS COUNTY WATER DISTRICT  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
September 18, 2019 3:00 P.M.  
22901 Banducci Road, Tehachapi, CA 93561**

**Item 1. Call to Order and Roll Call**

**Directors Present:** Cassil, Hall, Pack, Zanutto   **Absent:** Schultz

**Legal Counsel:** Bernie Barmann

**Staff in Attendance:** Catherine Adams, Troy DePriest, LaMinda Madenwald and Tom Neisler

**Item 2. Flag Salute**

The Pledge of Allegiance was led by Director Zanutto.

**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, Zanutto; Noes: None; Abstain: None; Absent: Schultz.

**Item 4. Comments by any Party on Items of Interest and Within the Subject Matter Jurisdiction of the Legislative Body**

Mr. Neisler introduced Graysen Oldham, the new Pipeline Supervisor, who was in the audience.

**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 August 21, 2019
- b. Approve Financial Report and Payment of Bills
- c. Approve Letters of Support of City of Tehachapi Grant Application and Authorize President to Sign

President Pack asked if there were any items the Board, staff or public would like to remove for discussion. No items were removed.

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

**Item 6. General Manager's Report**

Mr. Neisler reported on the following matters:

- The picture in the staff report shows the 19 Acre Recharge before it was cleaned out and Mr. DePriest has more to report on that project.
- Operations are on track to continue operating a three engine system in October.
- There had been indication that Senate Bill 1 would not go through, however, both the Senate and the Assembly passed it on Friday. Governor Newsom has stated he will veto the legislation, and this will be a victory for the public water interests in the state. There was an article from the Sacramento Bee he felt was a good overview of what happened, and it was distributed to everyone.
- The Water Agency released two more blocks of Lower Kern River water. The District received all of its prorata share; approximately 301 acre feet.

- He made a deal with ID4 to exchange the 301 acre feet of Lower Kern River water in Lake Isabella for 301 acre feet of wet, 2019 Table A Allocation water in the aqueduct. The net result is wet water in the aqueduct at a cost of \$5.00/acre foot.
- Efforts are being made to continue to bring down the level of Brite Lake to increase available capacity to accommodate a three engine system in October. The wells were shut down early and Wheeled Water pumping has stopped as the rest of the supply will be met with surface water rather than extracted groundwater. This is good for the basin and for the District.
- Natural Gas has been purchased for October for \$2.88/mmbtu and November for \$3.11/mmbtu. These prices are better than what was secured in Spring for the gas that is burning now.
- A copy of the vote that was cast for the ACWA slate of directors per the Board was distributed. The results should be in next month.
- He attended a workshop with California Secretary of Natural Resources, Wade Crowfoot, on September 6<sup>th</sup>. Mr. Neisler's notes are attached as the meeting was content rich and valuable. Mr. Crowfoot stated that water issues are foremost in the Governor's mind. The Governor has committed to having the Delta Conveyance project approved in his first term.

Director Zanutto commended Mr. Neisler on a job well done in securing a deal with ID4.

**Item 7. Operations Manager's Report**

Mr. DePriest reported on the following matters:

- Wells were shut down in the Tehachapi Valley and recharging began at the Gravel Pit and Antelope Dam. The recharge volume was increased in Cummings Valley.
- The Pipeline crew has been working hard to complete clean up and preparation of the 19 Acres Recharge. A vast amount of vegetation was removed, and the ponds were regraded and then ripped to increase recharge capability. District equipment was used as well as a rented CAT 259D track loader with a mower deck used to mow down vegetation and a rented CAT 938M loader used to remove debris.
- Graysen Oldham began work as the new Pipeline Supervisor on September 3<sup>rd</sup>. He is learning the complex system, getting to know the crew, scheduling projects and monitoring efficiency in the Pipeline Department.
- The picture on the report is a water truck filling at Oak Creek Tank Station located off Tehachapi Willow Springs road.
- On September 4<sup>th</sup>, at 3:55 p.m. there was an SCE, Agricultural and Pumping Interruptible Event (API Event). The facilities enrolled in the program are the Dennison Well, Nunes Well, and the Benz-Visco Well. There is a controller on the electrical panel that SCE can operate to shut down these facilities on short notice. The events are infrequent and this one lasted 2 hours and 39 minutes. The District is enrolled in the program to receive a more favorable rate on the utility bills for these sites.
- As of September 12<sup>th</sup>, the recharge setpoints are programmed as follows: Cummings Pond, 300 GPM, 19-Acres, 1,500 GPM, Antelope Dam, 2,500 GPM, and Gravel Pit, 500 GPM.
- The gearhead at Pump Plant 3, Engine 1 was replaced with a rebuilt gearhead as it was running at an elevated temperature and limiting available engine horsepower and flow on the pump assembly. The original gearhead will be transported to National Gear Repair in Azusa, CA for analysis and repair.
- The engine rebuild on Pump Plant 2, Engine 2 was completed on August 30, 2019. It is currently online and running well.
- The Pipeline Department repaired a leak and replaced two gate valves on the Public Water System. A leak was repaired at a turnout on the Cummings Valley lateral by replacing a 10" backflow device.
- Exterior lighting was replaced at JC Jacobsen Dam facility utilizing AC Electric of Bakersfield.



Mr. DePriest described the pictures attached to the staff report explaining the phases of the recharge clean-up project. Director Zanutto commented that now the recharge pond is cleaned up, water can be seen from Bear Valley Road. Staff did a great job. Mr. Neisler commented that this project was unique, and the team derived a solution, the crew was fully engaged, the right equipment was brought in, and he couldn't be prouder of this team and what they accomplished.

**Item 8. Provide Direction to Staff on Revision of Lease with Tehachapi Recreation and Parks District for Brite Lake Recreation Area**

Mr. Neisler reported that since Brite Lake was completed in the early 1970s, it has been operated by the Tehachapi Recreation and Parks District (TVRPD). There was an agreement in 1974 between TCCWD and TVRPD's predecessor agency, and then another agreement in 1975 between both districts and the County of Kern. The second agreement primarily concerns the finances of improvements; through a grant, the County financed half the cost of the improvements. Both agreements were extended in 1999 and will now expire on June 30, 2025. These agreements are outdated as insurance requirements and operational parameters are insufficient to provide adequate protection from liability for this District as the property owner.

Conditions of the improvements at the lake/campground have continued to improve, and more events are taking place there. During the planning process for a Paddleboat Festival the deficiencies in this agreement were of great concern and it is the District's desire to update these lease agreements. Attachment D to the staff report lists the issues regarding the current agreement. Mr. Neisler is proposing the first step be to contact Kern County to inform them amending the agreement is being considered and verify whether they need to be a part of it. Then work cooperatively with TVRPD staff to revise this agreement to the benefit of both agencies. The Interim General Manager, Corey Torres and Operations Manager, Bill Fisher are in attendance today.

The highlights of the issues list were reviewed. There are no specific provisions for termination of the agreement and there is a section that requires TCCWD to give notice if it wants to withdraw certain "lands" from the agreement. The problem is that neither district has the Exhibit to these agreements that shows what lands were originally included. The agreement has lived its useful service life and it's time to put an updated agreement in place. To the best of Mr. Neisler's knowledge, the TVRPD staff supports this proposal and their Board has not had a chance to consider it yet.

If permission is given today, staff from both agencies will start meeting and working on revisions. Once those are agreed upon at a staff level, the proposed revisions will be taken before both Boards for their input. After that, a draft agreement will be written and presented to both Boards for consideration. As the Board may recall, this District spent about \$13,000 in legal fees trying to draft an agreement for the Paddleboat Festival. At this point the District has paid those fees, if that event goes forward, this Board has conditioned that the sponsor, Kiwanis, must reimburse the District for those fees. This highlighted the fact that there needs to be a Master Agreement in place, approved by both TVRPD and TCCWD, to utilize for events at the lake. Mr. Neisler estimates the cost to revise the agreement will be less than \$10,000, and since this is not a budgeted expense, it will fall under the Legal Account which has a budget of \$130,000 for FY 2019-20. He anticipates around 40 hours of staff time that will be absorbed in the soft costs of preparation.

Director Hall stated that Kiwanis is under new leadership and is looking to using Lake Ming for the Paddleboat Festival. President Pack stated he is excited about more activities at Brite Lake and agrees that if the agreement is outdated it should be updated for future events. Director Cassil also expressed her support of an updated agreement. Director Zanutto agrees with the update and pointed out that in

the original agreement it states that if TVRPD were to default on their obligations and terminate the agreement, the County can step in and operate the facility, so keeping the County in the agreement may be valuable to the District. Mr. Neisler thanked him for that valid point and stated legal counsel can make note of that. Mr. Corey Torres of TVRPD commented that they have a great working relationship with TCCWD staff and look forward to updating the agreement.

President Pack moved that the Board direct staff to begin the process to revise the lease for the Brite Lake recreational area as outlined in the above Staff Report and report back to the Board. The motion was seconded by Director Hall and carried on the following vote: Ayes: Cassil, Hall, Pack, Zanutto; Noes: None; Abstain: None; Absent: Schultz.

**Item 9. Approve Contract with Communication Enterprises, Inc. and Authorize General Manager to Execute Contract**

Mr. DePriest stated invitations to bid were sent to three communications services contractors qualified to provide upgrades to the Pumping Systems Communication Network that operates from PP1 to the main Administration building. He discussed the scope of the work outlined in the Staff Report. The new system will include Cambium 11 GHz encrypted radios, FCC licensing, antennas, surge suppression, upgraded Wi-Fi capability, and an extended warranty. Qualified technicians will be used, and the contractor will provide all labor, tools and equipment to complete this job.

The current bandwidth is approximately 40 Mbps while the new system will offer over 400 Mbps. The current system limits the ability to transfer and collect important data that is generated from the engine control system at the pump plants. Current radios are not encrypted while this new system is and will provide enhanced security features.

Communication Enterprises Inc. (CEI), was the lowest responsive bid at \$42,778.08 and staff recommends the Board accept the bids and award the contract to CEI. E2E Technologies was crossed out on the Staff Report because they were unresponsive, however, after this report went out, he did receive a quote for \$63,647.14 from them. The third bidder was Applied Technology for \$100,588.57. The FY 2019-20 Capital Expenditure Budget includes \$45,000 for this project.

Director Cassil asked if there are any considerations for service costs in this proposal. Mr. DePriest stated there is an extended warranty and the District has the in house capability through the Controls and Emissions Technician to service the radios as well. Mr. Neisler commented to explain that this proposal is for the radio system that is from the office to the west. A portion of it is fiberoptic cable and a portion of it is microwave communication. This project replaces the microwave portion, not the fiber optic which is 20 years old. The fiber optic will need to be done in the future and will cost significantly more. It is in the Capital Improvements Plan. Director Zanutto asked about the map on page 1 of 12 of the proposal, and how it shows a break in the signal. Mr. DePriest explained that is the fiber optic portion that Tom was describing.

Director Cassil moved that the Board take the following action: Authorize the General Manager to accept bids and execute a contract to upgrade the Pumping Systems Communication Network with, Communication Enterprises, Inc. Bakersfield, for \$42,778.08. The motion was seconded by President Pack and it was carried on the following vote: Ayes: Cassil, Hall, Pack, Zanutto; Noes: None; Abstain: None; Absent: Schultz.



**Item 10. Approve Contract with Pacific West Sound and Authorize General Manager to Execute Contract**

Mr. DePriest stated this item is for installation of an audio amplification system in the Board room as people sometimes have difficulty hearing discussions and presentation during a Board meeting. Invitations for bid were sent to five audio and conferencing system contractors. He reviewed the scope of work described in the Staff Report. The system will allow for advanced audio and video conferencing capabilities, the ability to connect remotely, and an expandable design for future additions as technology progresses. Currently there is no amplification system in the Board room, and this new system will ensure that members can communicate efficiently. Public Works contracting requirements such as prevailing wages and certified payroll attribute to higher costs for the system.

All labor, equipment, and materials are to be provided by the contractor. He reviewed the three estimates that were received, and the low bid was \$33,699.74 from Pacific West Sound in Bakersfield. Staff recommends awarding the project to Pacific West Sound and the FY 2019-20 Capital Expenditure Budget includes \$30,000 for this project. Should the Board choose to authorize staff's recommendation, the total would be \$3,699.74 over the budgeted amount.

Mr. Glen Mueller stated that people who attend these meetings have a hard time hearing what is said. Director Zanutto agreed, he also has a hard time hearing people from the public at times. He recognizes it is a lot of money but if people cannot hear, they cannot participate, and that makes things difficult. President Pack agreed the problem needs fixed, he just wondered if there is a less costly solution. Mr. Neisler added that he asked Mr. DePriest to look into updating the control module to accommodate live stream, audio and video recording, patching into conference calling, ADA requirements, etc. This system has all those capabilities and can be expanded for the future. Director Cassil mentioned that other agencies such as GHCSO, TVRPD, and COT all have sound systems as well. Director Hall commented that when you consider how much it cost to build the Board room, this sound system is only about 5% of that cost which seems more reasonable.

Director Zanutto moved that the Board take the following action: Authorize the General Manager to accept bids and execute a contract for the installation of an audio amplification system in the Board Room with Pacific West Sound, Bakersfield for \$33,699.74. The motion was seconded by Director Hall and carried on the following vote: Ayes: Cassil, Hall, Zanutto; Noes: Pack; Abstain: None; Absent: Schultz.

**Item 11. Update on Cummings Valley Amended and Restated Judgement**

Mr. Neisler stated that Mr. Reinhold Krahn, President of SunSelect and Mr. Chad Ianneo, President of SunSelect California requested a meeting with Mr. Neisler and Director Schultz on September 11<sup>th</sup> regarding the judgement and the banking agreement. The meeting was positive and Mr. Krahn stated he would discuss the outcome with their legal counsel and that their counsel would prepare a response to those items. As of today, a response has not been received and Mr. Kuhs sent a request to SunSelect's legal counsel for a status update.

Mr. Barmann prepared a memo to the court describing the background and history of the adjudication. Mr. Neisler will review the document and make comments for legal counsel. This will go to the court, if and when, the Amended and Restated Judgment moves forward. Staff developed a list of all the active well owners and pumpers within the basin. It was compiled from several sources and is the best estimate of all the parties who will be subject to the Amended and Restated Judgment. After much discussion, a stakeholders meeting is scheduled for September 27, 2019 at 10:00 a.m. in the Board room. Ad-hoc Committee members, Director Schultz and Director Zanutto will be in attendance. Other Board members are welcome to attend and observe only. The Brown Act prohibits having a quorum participating outside of a Board meeting. There were 168 invitations sent out for the stakeholder meeting which also includes

attorneys and representatives and the invitation included a cover letter, the draft Amended and Restated Judgment, and the draft stipulation. The draft stipulation is for the stakeholders to sign stating they support the Amended and Restated Judgment. The goal is to get the majority, both in number and in pumping use, to support the Judgment prior to taking it to court. In addition to the mailings, a half page ad with a map was placed in the Tehachapi News inviting stakeholders to attend the meeting.

Mr. Neisler is scheduled to speak at the SSCSD Board meeting on October 15<sup>th</sup>, to describe the status of the Adjudication to the Board as there are four new members who have not previously been involved in this process. Currently, all the M&I customers are fully supportive of the Adjudication and this stakeholder meeting will allow the stakeholders who have not been involved to publicly respond. Following that meeting, staff and legal counsel will brief the full Board on the status and provide an indication of what the next steps will be.

Director Cassil asked if Board members can attend his presentation at the SSCSD October meeting. Mr. Neisler stated they are welcome to attend and reminded them that if more than two members attend, they will not be able to participate to maintain Brown Act compliance. Director Cassil also informed the Board that she attended the TVRPD Board meeting last night. She signed in as herself, not a representative of TCCWD, and did not participate, however, during the meeting they did identify her as a Board member and thanked her for coming.

Director Hall asked if there were any requests from stakeholders to have capital investments count toward the remaining M&I allocation (capital that is reflected in the property tax). Mr. Neisler stated there has not been any such requests and that the allocation is based off of net agricultural acreage. Director Hall verified that the allocation is irrespective of capital improvements made and Mr. Neisler concurred.

Mr. George Cappello asked if the stakeholder meeting is intended to orientate everyone on the judgment or does staff foresee any major changes to what has already been developed. Mr. Neisler responded that he does not anticipate any major changes; the idea will be to bring previously uninvolved stakeholders up to speed and a PowerPoint presentation will be given describing the whole process from the beginning to where it's at now, and what steps are next.

**Item 12. Update on Cummings Valley Westerly Recharge Project**

Mr. Neisler stated that since the last meeting, Provost & Prichard has submitted the Prop 1 Grant application on September 6, 2019. Jeff Eklund and his crew did a great job. Staff should hear something back from the DWR by the end of this year. Mr. Neisler met with Mr. David Aranda, Stallion Springs GM, on August 29<sup>th</sup> and provided him with a confidential copy of the appraisal that was presented to the TCCWD Board in Closed Session at the last meeting. In return, Mr. Neisler received a Non-Disclosure Agreement. He also provided Mr. Aranda a written purchase offer in accordance with Board direction. Mr. Aranda indicated that SSCSD will not have a full Board in September and he wants this considered by the full Board. He anticipates that happening at the October 15<sup>th</sup> meeting, so Mr. Neisler will already be there for the Adjudication topic and will be available to answer any questions on this topic as well. Mr. Aranda indicated they may want to call Mr. Neisler in to Closed Session. Mr. Neisler will brief the Board on the outcome the next day, at the TCCWD October Regular Board Meeting.

**Item 13. Board of Directors Comments**

Director Cassil suggested management explore a free flu shot program for employees, to be given here at the building, to make it as easy as possible for everyone to get vaccinated. She stated other Districts do



this however that does not necessarily mean it's a good fit for TCCWD, she just thinks it is worth investigating. Mr. Neisler stated he will look into it and report back at the next Board meeting.

Director Zanutto commended Ms. Adams on how she writes and presents the minutes; she does an excellent job. She thanked him. He also thanked the Board for approving the sound system and mentioned he will not be able to attend the October Board meeting.

President Pack stated it's great that Board members all have District email accounts now and he wants to remind everyone to be careful what is stated in emails. Sometimes it would be advantageous to take a walk or whatever needs done, before sending off an email. Mr. Neisler stated he appreciated it.

Ms. Tina Cunningham stated she is concerned about the expectation of Kiwanis to pay for the legal fees involved with the negotiations on the Paddleboat Festival. She stated they appreciate the Board's willingness to accommodate them, but Kiwanis cannot afford that expense. She feels that since the whole negotiation process triggered certain deficiencies within the contract and the District is now catching up, the District's legal expense is well spent. Mr. Neisler thanked her for her continued support of the District and stated her participation is appreciated. The legal agreement was discussed at great length over a couple of Board meetings. The approval the Board granted for the event was contingent upon Kiwanis paying those costs. She stated the Kiwanis Board was not aware they would be charged for those costs and Mr. Neisler stated he spent hours in meetings with the President of Kiwanis who was aware of those costs. He stated that as a public agency, the District respects the work that Kiwanis does, but it is taxpayers' money and it is not appropriate for them to be funding those costs. He clarified that if there will be no event held at Brite Lake, there is no intention of trying to recoup those costs from Kiwanis.

**Item 14. 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, Threat of litigation in June 19, 2019, letter from Tyra Hughley Smith, Esq.**
- c. In Accordance with Exhibit C Attached Hereto, DWR v. All Persons Interested in Authorization of WaterFix Revenue Bonds et al.**
- d. In Accordance with Exhibit D Attached Hereto, Conference with Real Property Negotiator (SSCSD)**

The Board went into Closed Session at 4:15 p.m.

**Item 15. Return to Open Session**


The Board returned to Open Session at 4:49 p.m.

**Report Action Taken in Closed Session:**

- a. No action taken.
- b. The Board approved a settlement agreement in the case of Threat of litigation in June 19, 2019 from Tyra Hughley Smith, Esq.
- c. No action taken.
- d. No action taken.

**Item 16. Adjournment**

The meeting was adjourned at 4:50 p.m. on a motion made by Director Cassil, seconded by Director Zanutto and carried on the following vote: Ayes: Cassil, Hall, Pack, Zanutto; Noes: None; Abstain: None; Absent: Schultz.

  
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: \_\_\_\_\_



Tehachapi-Cummings  
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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): Threat of litigation in June 19, 2019, letter from Tyra  
Hughley Smith, Esq.

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:	_____