

MINUTES

**TEHACHAPI-CUMMINGS COUNTY WATER DISTRICT
REGULAR MEETING OF THE BOARD OF DIRECTORS
December 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, 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 Cassil.
- 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**
Mr. Neisler introduced Jon Curry, Operations Manager, to the Board. Mr. Curry introduced the audio system and gave a short lesson on operating microphones and speaker functions. There are handheld microphones available to use for public comment.
- 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 November 20, 2019
 - b. Approve Financial Report and Payment of Bills
 - c. Approve Consent to Sale of Certain Tax-defaulted Properties
- President Pack asked if there were any items the Board, staff or public would like to remove for discussion. No items were removed.
- Director Hall moved to approve the Consent Calendar. 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 6. General Manager's Report**
Mr. Neisler reported on the following matters:
- The photo shows that only a small portion in the extreme north of California is in a state of drought; overall California is 96.4% drought free.
 - The importation system was shutdown on schedule. Off season projects are well under way.
 - The District welcomed Mr. Curry as well as two new mechanics this month. One was hired to fill a retirement vacancy and the other was to replace an employee that was let go during his probationary period. It was a difficult decision for management to make, however they felt it was in the best interests of the District. There was a severance package provided to the terminated employee.

- He wished the Board and all of Team TCCWD a Merry Christmas and blessed New Year!
- DWR's initial 2020 Table A allocation is 10%. The State Water Operations Committee reported that a 50% exceedance projection yielded a final allocation between 30% and 48%. This is not sufficient to meet TCCWD demands, however these projections are early in the season and can change.
- The state has announced their intention to sue the Federal government over their new BiOps. This impacts the Voluntary Settlement Agreements as they were on the verge of being accepted and are now in serious jeopardy if a decision cannot be made on how the two projects should operate. This also impacts the continuing joint operations of the Federal Central Valley Project and State Water Project.
- Discussions continue on the Delta Conveyance project and will be addressed in Closed Session.
- DWR rejected the State Water Contractors last offer on an Agreement in Principle for the Delta Conveyance project and would not continue to negotiate so there is still no project description. Despite having no agreement, DWR has chosen to proceed in preparing an Environmental Impact Report (EIR) on a project that isn't defined. In addition, they plan to send out funding agreements to participants to fund \$350 million for preliminary engineering to support this EIR.
- Total importation for 2019 was 9,973 acre feet. Despite many obstacles this year, the team has done a tremendous job in reaching this amount.
- All the recharges have been running and the lake level is falling rapidly. Recharges are anticipated to be shut down around the beginning of the new year.
- There is no reservoir level chart this month because one of the big off season projects was the reconfiguration of the control room. During this reconfiguration, the SCADA system was down for about a week and a half. Data is being captured and stored, the graph just could not be produced.
- Both of the local newspapers published informative articles this month touching on topics of the District's history, power shutdowns, and Rodney Michael's retirement. Copies are attached to the Staff Report.
- To celebrate Christmas, there will be a potluck in the Board room this Friday at 12:00 p.m. and the Board members were encouraged to come and bring their spouses.
- The precipitation charts are attached and as of yesterday, the statewide precipitation is 113% of average. There is also an article on recycled water that relates to another topic on the Agenda.
- It has come to Mr. Neisler's attention that some Board members may not have District business cards so he informed them to see Ms. Adams if they would like some made.

President Pack asked Mr. Neisler's opinion on how successful Governor Newsom feels he will be in suing the Federal government. Mr. Neisler responded that it is hard to even guess, Governor Newsom did not even engage the federal government in conversation, and the Federal Biological Opinions are well reasoned and supported by sound science.

Item 7. Operation Manager's Report

Mr. Curry reported on the following matters:

- He has been with the District about 3 weeks and is getting to know administration, operations and maintenance activities.
- On December 2nd, notice was received from Cal OES that the Emergency Action Plans were accepted for all three dams. The next step is to submit hard copies to the Division of Safety of Dams at Cal OES.
- The variance report was submitted for PP3 Engine 1 runtime overage and the penalty was \$308.53. With the filing fee, the total cost was around \$550.00.
- The Pipeline Department started repair activities at the Cogen facility located at the corner of Commanche Point and Stallion Springs Drive. The facility was taken out of service in the mid-1980s. This project isolated the turnout from the mainline system and took the facility completely out of

service. The Pipeline Department also replaced protective bollards at the corner of Tucker and Highline around a hydrant that had been hit. They will be painted yellow soon.

- The Pumping Systems Department successfully shutdown the system on November 27th despite the weather conditions and did a great job.

- The recharge facilities are operating at the following setpoints: Cummings Pond- 325 GPM, 19 Acres – 1,000 GPM, Gravel Pit – 325 GPM. On December 12th, the Brite Lake elevation was 4,351', volume was 985 AF, and the level was 25'.

- The SCADA Control Room remodel is underway, and improvements have been made. All the wiring and SCADA control is being moved over to the new server this Saturday. Chris Vigil, Pumping Systems Supervisor, has been heading up the work and has done a great job on the project.

- Superior Tank is performing maintenance work at PP2 on tanks and stand pipes.

- Two pump assemblies have suffered failures (3-4 and 2-2) and both pumps are at Evan's Hydro for inspection and rebuild. Pump 3-4 has been disassembled and sheared bolts were found. The probable cause was the use of stainless steel bolts which are softer than what is required. Some of the torque values for the bolts are being analyzed and adjusted. Pump 2-2 was disassembled yesterday, and some wear was found that is thought have come from suspended solids or debris that made their way up into the spaces in between the impellers and bowl assemblies.

- Two gearheads are at De'Ran for inspection and repair. 4-2 had excessive vibration signature and 3-1 was due to a high operating temperature around 200°F.

- The Disinfected Tertiary Recycled (DTR) line from CCI to Valley Sod has been dewatered for the winter season.

- He attended a workshop for grant applications presented by the Bureau of Reclamation on December 12th.

- Superior Tank will move to PP4 once completed at PP2 to perform a cleanout and washdown of West Tank at PP4. They are moving ahead of schedule so they will begin at the Oak Creek turnout on Monday.

- He is working on information for the Annual Report to the Department of Fish and Wildlife for streambed alteration permits at Channac Creek.

Director Schultz asked what the solution is to the problem with the stainless steel bolts. Mr. Curry answered they will go back with a grade 5, B-7 bolt and an H-2 nut along with proper patterning and torque values in the reinstallation.

Director Zanutto asked what will be done with the material that was removed from the 19 Acre Recharge. Mr. Curry stated they will separate the soil from the reeds and utilize the burn permit to dispose of the reeds. Director Zanutto asked when the DTR line will be buried. Mr. Neisler responded that the DTR line is owned by Valley Sod and they are not interested in installing a permanent pipeline until there is resolution to the issue of the quantity of DTR available to them on an ongoing basis. Currently, Horsethief Golf Course has first priority to the water and though they are not using much at this time, if they were to call on that priority, there would not be enough left over to satisfy Valley Sod's needs. Staff is researching having the Priority Agreement either renegotiated or suspended. Director Zanutto recalls the contract between BVCSD and Valley Sod stating that once a supply is reliable from CCI, the line would be buried. Mr. Neisler stated that although the supply is reliable, the supply that is available to Valley Sod is not with the current Priority Agreement in place. Director Zanutto stated his concern is that with it above ground, the line is vulnerable to being hit or freezing and creating a spill. He asked if there is a permit for that

line. Mr. Neisler confirmed it is TCCWD who holds the distribution permit and it is evergreen so long as the conditions are met and in the event of a spill, it gets reported in the annual report that gets filed.

Item 8. Receive and File June 30, 2019 Audited Comprehensive Annual Financial Report

Ms. Madenwald stated the purpose of this item is for the Board to receive and file the audited Comprehensive Annual Financial Report (CAFR) for FY 2018-19 and receive comments and questions from the Board and public regarding the report. Van Lant & Fankhanel, LLP has completed their annual audit and issued an unmodified (clean) opinion that the financial statements are fairly presented in conformity with Generally Accepted Accounting Principles (GAAP). The CAFR and auditor's letters are attached to the Staff Report and bound copies are available to the public upon request as well as available on the District website. Ms. Adams passed out duplicate spiral bound copies to the Board members and Ms. Madenwald explained this will become the final copy once approved by the Board. There is no fiscal impact, this is a reporting requirement only.

Ms. Madenwald stated the report begins with a transmittal letter from staff that gives a brief summary of what was accomplished in the last year and gives a description of where the reserve balances are at the end of FY 2018-19. It talks about how to read and understand the financial report and page vii is a copy of the Certificate of Achievement for Excellence in Financial Reporting from the GFOA. Page 1 is the Independent Auditor's Report followed by a Discussion and Analysis from management on the District's financial position. Page 42 begins the Statistical Section which is very informative and gives a 10-year snapshot for the District.

Ms. Madenwald introduced Brett Van Lant, partner at Van Lant & Fankhanel, LLP, who is present to give a discussion on the CAFR. Mr. Van Lant stated there were several reports that were issued as part of the audit, most notably the audit report, then there was a report on internal controls over financial reporting, a report to the Board, and the agreed upon procedures report regarding the District's calculation of the appropriations limit. The audit was conducted in late August by Mr. Van Lant and two senior staff for three days conducting field work. A risk assessment process was conducted in which the internal controls over financial reporting are evaluated. Various transactions are looked into and inquiries are made with staff. In addition, there are substantive tests done to test the accounts, balances and transactions that are presented in the financial statements to ensure they are fairly stated in accordance with GAAP. The District's net position increased approximately \$1 million compared to the prior year, revenues exceeded expenses around \$1 million and the net pension liability went down about \$42,000. In prior years, the net pension liability went up, so this is a positive trend. The internal control report is where auditors are required to report material weaknesses, significant deficiencies, or compliances issues encountered and he was pleased to say they did not identify any significant weaknesses or deficiencies. He thanked Ms. Madenwald for her work as it made the audit process run smoothly. The audit opinion was an unmodified (clean) opinion which means they did not identify any material departures from GAAP. He opened it up for questions.

President Pack asked what the current net pension liability was. Mr. Van Lant stated it is just under \$2.5 million and it is an actuarially determined liability, it is an estimate of what the total costs will be at June 30, 2019. The decrease was nothing to do with the District's operations, it was more of an increase in returns on investments for CalPERS. It increased the District's fiduciary net position and decreased the net pension liability.

Director Cassil stated she would appreciate the opportunity to have this tabled for one month so Board members can read and absorb this report. Staff clarified that the spiral bound report that was passed out is an exact duplicate of what was in the Board package, it was just a bound copy from the auditor, if that was a concern. There are some constraints to consider, there are December 31st reporting deadlines with other regulatory authorities to apply for the GFOA certificate. Director Cassil clarified that her intention was to have an opportunity to come in before the next meeting to discuss some questions she had, however, if there is a deadline that has to be met, she will deal with that accordingly.

Director Schultz moved that the Board receive and file the audit report. Director Zanutto seconded the motion and it was carried on the following vote: Ayes: Hall, Pack, Schultz, Zanutto; Noes: Cassil; Abstain: None; Absent: None.

Item 9. Authorize Staff to Proceed to Negotiate and Prepare Memorandum of Understanding with City of Tehachapi for Their Groundwater Sustainability Project

Mr. Neisler stated this action will provide direction to staff regarding continuation, negotiation and preparation of the Memorandum of Understanding (MOU) with the City of Tehachapi (COT) on their Groundwater Sustainability Project. The Board heard presentations from both Mr. Neisler and COT at the April Board meeting regarding the project. He attached the prior Staff Report and Minutes from that discussion for reference. He gave a brief review of the proposed project. At the April Board meeting, staff was directed to coordinate with the COT on designing the project. Since that time, many discussions have taken place and Mr. Neisler believes they are at the point now they have reached substantial agreement on the substantive issues. He is bringing this before the Board to ensure there is concurrence with staff's recommendations and direction from the Board on moving forward. He explained the list of issues in question contained in the current Staff Report.

The COT has proposed to place some quantity of water up front, when the project first goes into operation, as they will have excess non-committed supplies at that time. This provides benefits as it leaves some water behind in the basin and it allows for their extraction timeline to be met. This is not decided, it will be something that is addressed in the MOU. Mr. Neisler stated it is his hope to have the MOU drafted by staff available to be presented to the Board perhaps at the January Board meeting.

Director Hall asked what the anticipated nitrate impact will be for this project. Mr. Neisler stated that will be studied in their engineering report, however, the maximum limits for the nitrate level will be set well below the MCL for Nitrate as Nitrogen. Mr. Don Marsh added that in essence, the COT is already permitted to put less treated water on the ground now, therefore, the net affect to the basin will only be positive. Mr. Neisler clarified that the COT already has a waste discharge permit for their treated effluent, they just can't claim it as indirect potable recharge and reuse it. Currently the water is going into the basin at their spreading ponds at the treatment plant and at the borrow pit.

Director Zanutto commented that the COT is going to be paying the District the cost of operations and maintenance to be determined later on, and he would like to know what the user fees will be used for. Mr. Neisler stated these are taxpayer owned and operated facilities so staff would like to collect appropriate use fees. With COT looking at around 800 AF a year, it will be around \$24,000 a year and staff is thinking of setting up a separate general ledger account for this. Details are still being worked through.

Director Schultz asked if this process uses reverse osmosis. Mr. Marsh stated it is not a reverse osmosis process. They will be adding cloth filtration, a UV disinfectant and possibly chlorine injection. Director Schultz asked that based on the current process versus the new process with UV, how much cleaner is the

water getting because it will be near wells. Mr. Marsh stated he cannot give a number, but it will be substantially cleaner than now, and the nitrates will be substantially lower. This will be evaluated in the detailed engineering phase. Mr. Neisler added it will also be subject to state permitting.

Director Cassil asked who will maintain the roads the District and COT will have to use to access this project as she drove the road and it was problematic. She is concerned maintenance could be an issue in the future. Mr. Neisler stated that the road is a county right-of-way, an extension of Steuber Road, and it is utilized by farmers and staff to access the Blackburn Dam facility. The District would not want to improve the road to where it becomes an attractive nuisance and encourage public use as vandalism and illegal use is currently a problem at those facilities.

Director Zanutto stated he would like to see Mr. Neisler continue to work with the COT on this project. Mr. Neisler reminded the Board they will get the opportunity to approve the MOU and any agreement that is proposed. President Pack thanked Mr. Neisler and stated they appreciate being kept up to date on these matters.

Item 10. Provide Direction on Employee Recognition

Mr. Neisler stated that at last month's meeting the Board approved a Resolution allowing staff to enter into a credit card agreement with UMPQUA Bank. One of the features of the new credit card plan is a cash back feature. The Board discussed what the disposition of those funds would be, and it was suggested that they be used for employee recognition purposes.

Mr. Neisler discussed current recognition of employees through safety bonuses, safety picnic, occasional recognition lunches and TCCWD merchandise. Retirement parties have been celebrated and staff has contributed majority of the cost of the retirement gifts. The new UMPQUA credit card provides a 1% direct cash back benefit to the District. If the Board would like to dedicate this benefit to employee recognition, he recommends that the Board direct staff to allocate these funds to the general ledger account for Awards and Recognition. The budget currently for this account is \$3,000.

President Pack asked if according to Generally Accepted Accounting Principles, were there any problems with taking cash back and applying it to an Awards and Recognition fund. Ms. Madenwald stated there would not be a problem doing it that way and cash back is better than situations where you receive rewards and you have to shop for items. There would be a problem if that cash back was going to one particular employee, but having it go to a fund that is set aside for recognition is fine. This would not be difficult to account for and it would be very transparent because it is its own line item. She does not believe there is any ethical or accounting issue with doing it this way as they are discretionary funds.

Director Schultz stated that when he originally thought of utilizing this cash back to recognize employees, he was thinking along the lines of the comradery aspect of it, such as using it for an employee luncheon or managers rewarding their departments without paying for it themselves. Mr. Neisler added that since it is not a large sum of money, it may be best to have the General Manager use his discretion and report back to the Board on the details of who was included and what the recognition was for. Director Schultz agreed.

Director Zanutto would like to see the 1% cash back go back into paying the credit card debit because indirectly the employees are going to be benefiting from it. Often times the credit card is used for the picnic or other things that benefit staff.

Director Cassil strongly supports the \$500 Safety Incentive as it is a written policy that all employees can read in advance and use as an incentive to do well, and it's good for the District as it helps keep insurance costs down. She likes the TCCWD merchandise as employees not only feel like a team, they look like a team. She likes the occasional lunch and she feels at least part of the retirement celebrations could legitimately be paid for from this cash back. She feels this is an excellent way for employees to feel valued and stay safe.

President Pack agrees with the \$500 Safety Incentive and that there should be opportunities for employee recognition, however, he agrees with Director Zanutto in that the cash back should be used to pay back the credit card account.

Director Hall would not want to burden staff with the accounting involved in dividing up the cash back among the charges in order to credit back the account. Mr. Neisler agreed that may require some additional administration time.

Mr. Neisler stated he was not hearing clear direction from the Board and recommended this be brought back to the board for action next month. President Pack agreed and directed Mr. Neisler to put this item on the Agenda for next month.

Item 11. Update on Cummings Valley Amended and Restated Judgement

Mr. Neisler stated that since the update at the last meeting, the District has now received 12 signed stipulations and several other pumpers have indicated they will sign and have been sent forms (including BVCSO). Staff has contacted all the pumpers we have phone numbers for which is about 40. Staff is looking into alternate contact methods for the remaining pumpers and he will ask the Board for direction. Discussions/negotiations continue with SunSelect and the Ad-Hoc Committee has been provided with the latest version of the SunSelect agreement seeking their comments. The Committee met on November 18, 2019 and had a conference call with SunSelect on December 4th. There will be further discussion on this item in Closed Session.

Item 12. Update on Cummings Valley Westerly Recharge Project

Mr. Neisler stated that since the last meeting, the SSCSD purchase offer has been executed by both TCCWD and SSCSD. Kuhs & Parker has opened escrow and Mr. Barmann noted that it is with Chicago Title, not First American Title as stated in the Staff Report. Mr. Neisler received the preliminary title report yesterday and will review it. Mr. Barmann is working on supplemental escrow instructions that will detail the requirements through escrow. There are some easement descriptions that need written, a water service agreement that needs signed and some other standard documents. A design engineering proposal has been received for the recharge project from one consultant and additional proposals will be solicited and then presented to the Board. The construction is on schedule for late summer 2020 at which time there should be full direction on the grant application as well. DWR staff asked for some specific information which indicates they are reviewing the application and the information was provided to them. There is no further word on the second phase approval on the grant application at this time.

Item 13. Report on ACWA Fall 2019 Conference

Mr. Neisler stated he and Director Schultz attended the ACWA Conference in San Diego on December 3rd-6th (Director Hall decided not to attend). Director Hall and Mr. Neisler declined to attend the JPIA conference prior to the ACWA Conference. The JPIA Executive Officer provides a summary presentation at the Friday breakfast and there was not much relevant to the district that took place. Mr. Neisler's report is attached to the Staff Report and he shared there was a great deal about SGMA implementation and people are scrambling to make the GSP report deadline in January 2020. DWR is estimating they will

receive around 40,000 pages of reports that will need to be reviewed and they have not stated how that will be done. TCCWD is exempt from SGMA as all three basins are specifically exempt in the legislation due to their adjudications.

Director Schultz stated this was his first ACWA Conference and it was interesting. There was a discussion about the Israeli sea water project and there was a comparison to California and using our ocean water. It does not seem cost effective at this time. There was a topic on increasing groundwater replenishment with Eric Averett from the Rio Bravo Water Storage District. He put together a document on a project he was hoping would bring enlightenment and ability to solve groundwater problems. Without a conveyance plan, without water coming south, there will always be water problems. Director Schultz attended a meeting on the Brown Act and found it would be difficult to attend/call in to a Board meeting from out-of-town as you would have to post an Agenda in advance as well as make the location available to the public. Another discussion he found interesting was on a project called FIRO, forecast informed reservoir operations, in which modeling of weather systems are used to try and release water from the dams early to prevent flooding. It is starting to be used in California and more will come out about this as modeling gets better and satellites lower. Another meeting was on capturing the benefits of water recycling. It seems that water recycling in California has the most benefit if you are in a coastal town where your water was being released to the ocean. Los Angeles for instance, rather than releasing the water to the ocean, there is value when it is brought back and recharged in the basin. In a local region meeting, it was mentioned that JPIA will now offer other insurances such as coverage for dogs. One of the most important points Director Schultz took away from the conference was that water conveyance in the state of California is jammed up in Sacramento and if it could just get cleaned up, there would be water. They talked about in 2018, there was 50 million acre feet of water that went to the ocean because there was no place to store it.

Director Zanutto stated those were good comments and asked if Monterey ever got their desalination plant online. Mr. Neisler responded they had not, and they are still trying to get through the permitting phase. Currently the cost for desalinated water is around \$2,000 per acre foot and is not competitive with competing technologies.

Item 14. Board of Directors Comments

Director Schultz commented that the audit is a large amount of material and it is hard to go through and it may be beneficial to have a committee meet the week before to review. He appreciates Director Cassil's concerns but he felt it needed to move ahead.

Director Hall made his decision to not attend the ACWA/JPIA Conference as he reviewed the Agenda and there was nothing that was not regular.

Director Cassil reviewed the JPIA Perspective flyer and saw there is a new 2020 law, AB 203 Valley Fever. She requested that staff look into the law and report back if this law is mandated by county or by certain areas, and if valley fever has been a problem for this District in the past. Mr. Neisler stated he will provide a report at next month's meeting.

Item 15. 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, Performance Evaluation, General Manager

The Board went into Closed Session at 4:47 p.m.

Item 16. Return to Open Session

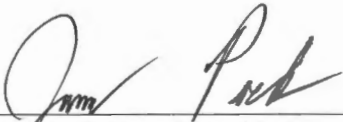
The Board returned to Open Session at 5:45 p.m.

Report Action Taken in Closed Session:

- a. No reportable action.
- b. No reportable action.
- c. No reportable action.
- d. No reportable action.

Item 17. Adjournment

The meeting was adjourned at 5:45 p.m. on a motion made by Director Cassil, seconded by Director Hall 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): _____

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: _____