

**MINUTES OF SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
WALNUT VALLEY WATER DISTRICT**

**September 19, 2019
At the Offices of the District**

DIRECTORS PRESENT:

Theodore L. Ebenkamp
Edwin Hilden
Scarlett Kwong (arrived at 4:14 p.m.)
Theresa Lee
Jerry Tang

DIRECTORS ABSENT:

All Present

STAFF PRESENT:

Erik Hitchman, General Manager/Chief Engineer
Brian Teuber, Assistant General Manager
Sherry Shaw, Director of Engineering
Lily Lopez, Director of External Affairs
Thomas Monk, Director of Operations
Josh Byerrum, Finance Manager
Gabriela Sanchez, Executive Secretary
Jim Ciampa, Legal Counsel

The meeting was called to order at 4:03 p.m. with President Hilden presiding.

Item 3: Public Comment

- ◆ There were no requests. (Item 3)

Item 4: Review of 2019 Rate Study

- ◆ Based on discussion held at the August 22, 2019 Special Board meeting, the Board was presented with additional rate scenarios that took into consideration the directors' comments on reserve funding, tier widths, tier III pricing, and meter equivalencies. Staff noted that the methodology used to create the financial model and rate structure presented for consideration is based on American Water Works Association (AWWA) meter equivalency standards, as recommended by Raftelis Financial Consultants, the District's rate consultant. Following discussion regarding the components of the rate model, the Board was advised that an additional workshop has been scheduled for September 26, 2019 at 4:00 p.m. to continue discussion of the preliminary rate model. (Item 4)

Item 5: Other

- ◆ No other items were discussed.

Item 6: Public Comment on Closed Session

- ◆ There were no requests to comment on the closed session item. (Item 6)

Item 7: Adjourn to Closed Session - 5:11 p.m.**Item 8: Closed Session – 5:11 p.m.**

- A. The Board met in closed session in accordance with Government Code [§54956.8] to discuss real property negotiation matters pertaining to Assessor Parcel Numbers 87640199000, 8764001902 (portion), and 8764001903. The negotiating parties are Erik Hitchman and Gary Delgado. Matters under negotiation are price and payment terms. (Item 8)

Item 9: Reconvene in Open Session/Report of Action Taken in Closed Session – 5:27 p.m.

- A. The Board met in closed session in accordance with Government Code [§54956.8] to discuss real property negotiation matters pertaining to Assessor Parcel Numbers 87640199000, 8764001902 (portion), and 8764001903. The negotiating parties are Erik Hitchman and Gary Delgado. Matters under negotiation are price and payment terms. The Board was briefed on the facts and circumstances of the real property negotiation. Direction was given to staff to continue to proceed with the real property exchange and bring the final negotiated agreement back to the Board for consideration and possible approval at a subsequent Board meeting. No reportable action under the Brown Act was taken. (Item 9)

Meeting Adjournment at 5:28 p.m.