

**BOARD MEETING AGENDA  
SPECIAL MEETING OF THE BOARD OF DIRECTORS OF  
CITRUS HEIGHTS WATER DISTRICT (CHWD)  
January 13, 2025 beginning at 6:00 PM**



**DISTRICT ADMINISTRATIVE OFFICE  
6230 SYLVAN ROAD, CITRUS HEIGHTS, CA**

**TELECONFERENCE LOCATION  
31870 Valley Forge Street  
Hayward, CA 94544**

In compliance with the Americans with Disabilities Act, if you have a disability and need a disability-related modification or accommodation to participate in this meeting, please contact the General Manager at (916) 725-6873. Requests must be made as early as possible, and at least one full business day before the start of the meeting.

Members of the public may attend the meeting in person at the District headquarters or remotely at the address above.

Materials related to an agenda item for an open session of a regular meeting of the Citrus Heights Water District are posted on the Citrus Heights Water District website at [www.chwd.org](http://www.chwd.org).

**CALL TO ORDER:**

Upon request, agenda items may be moved to accommodate those in attendance wishing to address that item. Please inform the Chief Board Clerk or Deputy Board Clerk.

**ROLL CALL OF DIRECTORS:**

**PLEDGE OF ALLEGIANCE:**

**VISITORS:**

**PUBLIC COMMENT:**

The Public shall have the opportunity to directly address the Board on any item of interest to the public before or during the Board's consideration of that item pursuant to Government Code Section 54954.3. Public comment on items of interest within the jurisdiction of the Board is welcome. The Presiding Officer will limit comments to three (3) minutes per speaker.

(A) Action Item

(D) Discussion Item

(I) Information Item

**PRESENTATIONS:**

P-1. Facility Planning Options (I/D)

**CLOSED SESSION:**

CL-1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Section 54956.8:

Property: Parcel Number 233-0440-031-0000

Agency Negotiators: Steve Anderson, Brian Hensley, Rebecca Scott,  
Jessica Lomakin, Josh Nelson, Hilary Straus, Annie Liu,

Brittney Moore, Missy Pieri, Carlos Urrutia, Tammy Gordon, Kayleigh

Shepard, Todd Jordan, Jace Nunes, Greg Tonello, Kirill Aleksandrov  
Negotiating Parties: DCR 10 CA LLC.  
Under Negotiation: Price and Terms of Payment

**CL-2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Pursuant to Section 54956.8:  
Property: Parcel Number 243-0180-002-0000  
Agency Negotiators: Steve Anderson, Brian Hensley, Rebecca Scott,  
Josh Nelson, Hilary Straus, Annie Liu, Brittney Moore, Missy Pieri,  
Carlos Urrutia, Tammy Gordon, Kayleigh Shepard, Todd Jordan, Jace  
Nunes  
Negotiating Parties: Ashwani Kumar, Teresita Kumar  
Under Negotiation: Price and Terms of Payment

**CL-3. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION**

(Paragraph (1) of subdivision (d) of Section 54956.9)  
CHWD v. San Juan Water District, Sacramento Superior Court,  
Case No. 24WM000064

**CL-4. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION**

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of  
Section 54956.9: 1 case

**FUTURE CHWD BOARD OF DIRECTORS MEETING DATES:**

January 28, 2025	6:30 PM	Regular Meeting
February 18, 2025	6:00 PM	Special Meeting
March 25, 2025	6:30 PM	Regular Meeting
April 22, 2025	6:30 PM	Regular Meeting
May 27, 2025	6:30 PM	Regular Meeting
June 24, 2025	6:30 PM	Regular Meeting
August 26, 2025	6:30 PM	Regular Meeting
September 23, 2025	6:30 PM	Regular Meeting
October 28, 2025	6:30 PM	Regular Meeting
November 18, 2025	6:00 PM	Special Meeting
December 15, 2025	6:00 PM	Special Meeting

**ADJOURNMENT:**

**CERTIFICATION:**

I do hereby declare and certify that this agenda for this Special Meeting of the Board of Directors of the Citrus Heights Water District was posted in a location accessible to the public at the District Administrative Office Building, 6230 Sylvan Road, Citrus Heights, CA 95610 at least 24 hours prior to the special meeting in accordance with Government Code Section 54956.



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Hilary M. Straus, Secretary

Dated: January 10, 2025

# CITRUS HEIGHTS WATER DISTRICT

## DISTRICT STAFF REPORT TO BOARD OF DIRECTORS JANUARY 13, 2025 SPECIAL MEETING

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SUBJECT : Facility Planning Options  
STATUS : Discussion Item  
REPORT DATE : January 8, 2025  
PREPARED BY : Todd Jordan, Principal Civil Engineer  
Melissa Pieri, Director of Engineering/District Engineer

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A presentation of facility improvement options will be provided at the Board meeting on January 13<sup>th</sup>, 2025.