

**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**

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.

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.

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.



Kayleigh Shepard, Deputy Board Clerk

Dated: January 9, 2025

CITRUS HEIGHTS WATER DISTRICT

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

| | |
|-------------|---|
| 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 |

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