

CITRUS HEIGHTS WATER DISTRICT
BOARD OF DIRECTORS SPECIAL MEETING MINUTES
January 13, 2026

The Special Meeting of the Board of Directors was called to order at 6:01 p.m. by President Sheehan. Roll was called, and present were:

Caryl F. Sheehan, President
Raymond A. Riehle, Director
David C. Wheaton, Vice President

Also present were:

Steve Anderson, General Counsel
Brian Hensley, Water Resources Supervisor
Todd Jordan, Director of Operations
Annie Liu, Director of Administrative Services
Brittney Moore, Administrative Services Manager/Chief Board Clerk
Josh Nelson, Assistant General Counsel
Gregory Snarr, BBK Partner
Hilary Straus, General Manager
Andrew Tran, Information Technology Manager

VISITORS:

Talwinder Gill
Ashwani Kumar, Property Owner

PUBLIC COMMENT:

Talwinder Gill
Ashwani Kumar

PUBLIC HEARING:

PH-1. Resolution of Necessity of the Board of Directors of the Citrus Heights Water District to Acquire, By Eminent Domain, the Real Property Located at 7505 Greenback Lane, Citrus Heights, Sacramento County, California 95610 and more Particularly Described as Assessor Parcel No. 243-0180-002-0000, for the Citrus Heights Water District Facilities Modernization and Expansion Project, in the City of Citrus Heights, Sacramento County, California.

President Sheehan opened the public hearing at 6:03 p.m.

President Sheehan stated for the record that the only issues to be addressed at the hearing were:

- (a) Whether the public interest and necessity require the proposed project;
- (b) Whether the proposed project is planned or located in the manner that will be most compatible with the greatest public good and least private injury;
- (c) Whether the real property described in the resolution is necessary for the proposed project; and

(d) Whether the required offers to purchase the real property were made.

Chief Board Clerk, Brittney Moore stated for the record that notices of the hearing were mailed to the property owners via first-class mail on December 23, 2025.

President Sheehan closed the public hearing at 6:42 p.m.

ACTION:

Vice President Wheaton moved, and Director Riehle seconded a motion to adopt Resolution No. 01-2026 "Resolution of Necessity of the Board of Directors of the Citrus Heights Water District to acquire, by Eminent Domain, the real property located at 7505 Greenback Lane, Citrus Heights, Sacramento County, California 95610 and more particularly described as Assessor Parcel No. 243-0180-002-0000, for the Citrus Heights Water District Facilities Modernization and Expansion Project, in the City of Citrus Heights, Sacramento County, California."

The motion carried 3-0 with all Directors voting yes.

President Sheehan adjourned the meeting to Closed Session at 6:53 p.m.

CLOSED SESSION:

CL-1. 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

No reportable action.

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, Josh Nelson, Hilary Straus, Annie Liu, Brittney Moore, Missy Pieri, Carlos Urrutia, Kayleigh Shepard, Todd Jordan, Jace Nunes, Mary Elise Conzelmann, Greg Snarr
Negotiating Parties: Ashwani Kumar, Teresita Kumar
Under Negotiation: Price and Terms of Payment

No reportable action.

President Sheehan adjourned the meeting back to open session at 7:11 p.m.

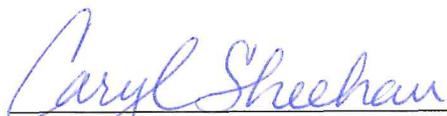
ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 7:11 p.m.

APPROVED:



BRITTNEY C. MOORE
Chief Board Clerk
Citrus Heights Water District



CARYL F. SHEEHAN, President
Board of Directors
Citrus Heights Water District