

OAKWOOD LAKE WATER DISTRICT

REGULAR MEETING MINUTES OF MAY 24, 2022

HELD REMOTELY VIA ZOOM

Regular Meeting of the Oakwood Lake Water District was held remotely, via Zoom, on Tuesday, May 24, 2022, at 7:00 p.m.

ORDER; ROLL CALL. The meeting was brought to order at 7:00 p.m. by Gene Oliver. President Oliver took roll call, and the following Directors and staff were present:

Gene Oliver, President
Steve Marino, Vice President
Tim Smith, Director
John Bahler, Director
Scott Anderson, Director
Doug Coty, Legal Counsel
Bert Michalczyk, District Engineer

Guests Present Were:

Lynn Wichert, Valley Operators

Guests:

COMMENT:

Members may address the Board on any item pertaining to Oakwood Lake District's jurisdiction not appearing on the agenda. Please limit each presentation to five minutes. No public comment.

Correspondence received via District email. Mr. Borges, a homeowner within the District, sent an e-mail to Secretary Knight and Engineer Michalczyk regarding what he thought might be a typo on Table 5 "Single Family Home with Building Permit Issued June 4, 2019", of the Proposition 218 Notice dealing with proposed OLWD rates. The typo on Table 5, was where he thought the figure should be the same as on Sample Single Family Monthly Wastewater Bill with Connection Charge" for \$7.89. Engineer Michalczyk checked the figures and verified that yes, this was a clerical error, and the figure should be the same on both tables with that figure being \$7.89. Mr. Michalczyk wrote Mr. Borges and said yes, this figure was correct and it would be corrected. The Notice was then corrected, and Secretary Knight posted the Notice to the District's website.

A Regular Meeting of the Oakwood Lake Water District was held remotely, via Zoom, on Tuesday, May 24, 2022, at 7:00 p.m.

1. CALL TO ORDER
President Oliver took roll call, and the following Directors and staff were present:

Gene Oliver, President
Steve Marino, Vice President
Tim Smith, Director
John Bahler, Director
Scott Anderson, Director
Doug Coty, Legal Counsel
Bert Michalczyk, District Engineer

Guests Present Were:

Lynn Wichert, Valley Operators

Guests:

None

2. PUBLIC COMMENT
a. Audience Comment
Water District's jurisdiction not appearing on the agenda. Please limit each presentation to five minutes. No public comment.
b. Written Comment
District, Secretary Knight and Engineer Michalczyk regarding what he thought might be a typo on Table 5 "Single Family Home with Building Permit Issued June 4, 2019", of the Proposition 218 Notice dealing with proposed OLWD rates. The typo on Table 5, was where he thought the figure should be the same as on Sample Single Family Monthly Wastewater Bill with Connection Charge" for \$7.89. Engineer Michalczyk checked the figures and verified that yes, this was a clerical error, and the figure should be the same on both tables with that figure being \$7.89. Mr. Michalczyk wrote Mr. Borges and said yes, this figure was correct and it would be corrected. The Notice was then corrected, and Secretary Knight posted the Notice to the District's website.

3. CONSENT ITEMS:

The following items can be acted on in one consolidated motion as recommended or may be removed from Consent and separately considered at the request of any Director.

The following items can be acted on in one consolidated motion as recommended or may be removed from Consent and separately considered at the request of any Director.

- a. Approve Minutes for Regular Meeting of April 26, 2022
- b. Receive Financial Reports for April 2022
- c. Receive Capital Projects Status Report for April 2022
- d. Receive Fiscal Year Goals Status Report for April 2022
- e. Receive Infrastructure Finance and Construction Agreement Status Report for April 2022
- f. Receive Time Schedule Order Status Report for April 2022
- g. Receive Manteca Wastewater Services Agreement Status Report for April 2022
- h. Reauthorize Remote Teleconference Meetings of the Legislative Bodies of the Oakwood Lake Water District for the Period from May 24, 2022 through June 23, 2022 Pursuant to Government Code section 54953(e) and approve Resolution 2022-06
- i. Approve Revisions to Delinquent Account Collections Policy
- j. Approve Waiver of Late Fee Policy as Stand Alone Policy
- k. Approve Revisions to Billing Adjustments for Leaks Policy
- l. Approve District Property Use Policy and Approve Right of Entry for Lafferty use of District Property adjacent to Pond 1
- m. Approve an Agreement with Kleinfelder for Quarterly Groundwater Monitoring and Sampling for FYE 2023 at a Cost Not to Exceed \$56,200
- n. Approve an Agreement with R-First Bookkeeping and Tax Practice for Bookkeeping, Accounting, Banking and Financial Reporting Services for FYE 2023 at a Cost Not to Exceed \$107,300
- o. Approve an Agreement with Valley Operators LLC for Water and Wastewater Operations, Technical and Administration Support, Customer Services and Construction Coordination Assistance for FYE 2023 at a Cost Not to Exceed \$174,000
- p. Approve an Agreement with Croce, Sanguinetti & Vender Veen for preparation of the FYE 2022 Audit and the Financial Transaction Report with a Combined Upper Limit of \$14,000.
- q. Approve a Revised Hourly Rate of \$55 per Hour for Services Provided by Jean Knight as the District Secretary and approve Resolution 2022-07.
- r. Acknowledge Receipt of Revised Rates for Bold Polisner Maddow Nelson and Judson
- s. Approve an Agreement with Bert L. Michalczyk, Consulting Engineers, Inc. for District Engineer Services for FYE 2023 at a Cost Not to Exceed \$252,000

The Board reviewed the above items and Director Oliver suggested there need be no discussion at this time on items (a) through (k) but asked for a separate review of items (l) through (s). The Directors were in favor of this agenda item being presented this way. Attorney Coty then said that if the Board was going to handle the consent items in this manner then he would need to recuse himself from one item (s) and Engineer Michalczyk would need to recuse himself from one item (r) so that the Board could discuss these items without the presence of Mr. Coty or Mr. Michalczyk being present during discussion of items that pertained to each of them.

The Board then authorized the consolidation of items (a) through (k) and after review:

It was moved/seconded (G. Oliver/S. Anderson), roll call¹ by Secretary Knight was responded to as follows: Gene Oliver; Aye; S. Marino; Aye; T. Smith; Aye; Nelson Bahler; Aye, S Anderson; Aye; and unanimously carried by the Board of Directors of the Oakwood Lake Water District that a. The Minutes for Regular Meeting of April 26, 2022 were approved; b. The Financial Reports for April, 2022 were received; c. The Capital Projects Status Report for April 2022 was received; d. The Fiscal Year Goals Status Report for April 2022 was received; e. The Infrastructure Finance and Construction Agreement Status Report for April 2022 was received; f. The Time Schedule Order Status Report for April 2022 was accepted; g. The Manteca Wastewater Services Agreement Status Report for April 2022 was received; h. Reauthorized Remote Teleconference Meetings of the Legislative Bodies of the Oakwood Lake Water District for the Period from May 24, 2022 through June 23, 2022 Pursuant to Government Code section 54953(e) and approve Resolution 2022-06 was reauthorized and approved; i. The Revisions to Delinquent Account Collection Policy were approved; j. The Waiver of Late Fee Policy as Stand Alone Policy was approved; and k. the Revisions to Billing adjustment for Leaks Policy were approved.

Items (l) through (s) were discussed separately as follows.

l. Approve District Property Use Policy and Approve Right of Entry for Lafferty use of District Property adjacent to Pond 1. Engineer Michalczyk presented this item and noted this was the final action regarding Lafferty Communities and dealt with property along Calesetta and Lafferty personnel entering those properties over District property and storing

¹ All actions taken at this meeting will require a roll call vote. The Secretary (or in her absence, the Board President), will perform all roll calls.

material on District property. It is recommended that the District grant Lafferty a Right of Entry requiring standard insurance be provided should any problems occur. Therefore:

It was moved/seconded (G. Oliver/S. Marino), roll call by Secretary Knight was responded to as follows: Gene Oliver; Aye; S. Marino; Aye; T. Smith; Aye; Nelson Bahler; Aye, S Anderson; Aye; and unanimously carried by the Board of Directors of the Oakwood Lake Water District that the Board approve the District Property Use Policy and approve the issuance of a Right of Entry to Lafferty for use of District property in the vicinity of Pond 1.

m. Approve an Agreement with Kleinfelder for Quarterly Groundwater Monitoring and Sampling for FYE 2023 at a Cost Not to Exceed \$56,200 was approved.

Engineer Michalczyk presented this item and noted that Kleinfelder has been satisfactorily performing this scope of work since the inception of wastewater operations by OLWD. They have requested a 4.5% increase this year. He noted that the District may not be using this service through the entire fiscal year depending on when the wastewater facilities are decommissioned and when the Regional Board rescinds the Waste Discharge Permit which requires this monitoring and sampling. After review,

It was moved/seconded (S. Anderson/G. Oliver), roll call by Secretary Knight was responded to as follows: Gene Oliver; Aye; S. Marino; Aye; T. Smith; Aye; Nelson Bahler; Aye, S Anderson; Aye; and unanimously carried by the Board of Directors of the Oakwood Lake Water District that in accordance with the District's adopted Purchasing Policy for Regular and Recurring Services find that an Agreement with Kleinfelder for Quarterly Groundwater Monitoring and Sampling for FYE 2023 at a Cost Not to Exceed \$56,200 be approved and authorizes the District Engineer to sign the agreement on behalf of the District.

n. Approve an Agreement with R-First Bookkeeping and Tax practice for Bookkeeping, Accounting, Banking and Financial Reporting Service for FYE 2023 at a Cost Not to Exceed \$107,300.

Engineer Michalczyk presented this item and reported that the contract with R-First Bookkeeping and Tax practice will stay the same (terms and cost) and that he estimates the billing from R-First will be about \$106,000 in FYE 2022 and could be slightly less. He recommended that the District continue its relationship with R-First. Therefore,

It was moved/seconded (T. Smith/G. Oliver), roll call by Secretary Knight was responded to as follows: Gene Oliver; Aye; S. Marino; Aye; T. Smith; Aye; Nelson Bahler; Aye, S Anderson; Aye; and unanimously carried by the Board of Directors of the Oakwood Lake Water District that in accordance with the District's adopted Purchasing Policy for Regular and Recurring Services find that R-First has provided satisfactory performance during Fiscal Year 2022; approve an Agreement with R-First Bookkeeping and Tax practice for Bookkeeping, Accounting, Banking and Financial Reporting Service for FYE 2023 at a Cost Not to Exceed \$107,300 and authorizes the District Engineer to sign the agreement on behalf of the District.

- o. Approve an Agreement with Valley Operators LLC for Water and Wastewater Operations, Technical and Administration Support, Customer Services and Construction Coordination Assistance for FYE 2023 at a Cost Not to Exceed \$174,000.

Engineer Michalczyk presented this item reporting that this is for the continued services with Valley Operators (Casey and Lynne Wichert and staff) and the recommendation for FYE 2023 is to be a cost not to exceed \$174,000. This is a significantly lower amount this fiscal year due to the decommissioning of wastewater operations and the commencement of pumping to Manteca. However, there will be remaining efforts associated with decommissioning of the wastewater services and funds are included in the Valley Operator contract for those efforts. The monthly reduction in billings are projected to be approximately \$11,000 (with an allowance for one-time special projects). After review,

It was moved/seconded (G. Oliver/S. Marino), roll call by Secretary Knight was responded to as follows: Gene Oliver; Aye; S. Marino; Aye; T. Smith; Aye; Nelson Bahler; Aye, S Anderson; Aye; and unanimously carried by the Board of Directors of the Oakwood Lake Water District that the District in accordance with the District's adopted Purchasing Policy for Regular and Recurring

Services find that Valley Operators has provided satisfactory performance during FEE 2022 and approves an Agreement with Valley Operators LLC for Water and Wastewater Operations, Technical and Administration Support, Customer Services and Construction Coordination Assistance for FYE 2023 at a Cost Not to Exceed \$174,000 and authorizes the District Engineer to sign the agreement on behalf of the District.

- p. Approve an Agreement with Croce, Sanguinetti & Vender Veen for preparation of the FYE 2022 Audit and the Financial Transaction Report with a Combined Upper Limit of \$14,000.

Engineer Michalczyk presented this reporting that the Croce will again prepare the two reports for the District. There will be an increase this year of \$1,100 due to inflationary pressures and personnel changes. He noted that while staff administers the auditors work that the auditor reports directly to the Board. After review,

It was moved/seconded (G. Oliver/S. Marino), roll call by Secretary Knight was responded to as follows: Gene Oliver; Aye; S. Marino; Aye; T. Smith; Aye; Nelson Bahler; Aye, S Anderson; Aye; and unanimously carried by the Board of Directors of the Oakwood Lake Water District that in accordance with the District's adopted Purchasing Policy for Regular and Recurring Services find that Croce has provided satisfactory performance during FYE 2022 and approved the Agreement with Croce, Sanguinetti & Vender Veen for preparation of the FYE 2022 Audit and the Financial Transaction Report with a Combined Upper Limit of \$14,000 and authorizes the District Engineer to sign the agreement on behalf of the District.

- q. Approve a Revised Hourly Rate of \$55 per Hour for Services Provided by Jean Knight as the District Secretary and approve Resolution 2022-07.

Engineer Michalczyk presented this item reporting that in the case of Ms. Knight the changes in compensation takes the form of a Resolution rather than a contract. The Board first adopted a resolution in 1998 related to Ms. Knight and she has served well in the capacity of District Secretary since then. The last change in compensation was in 2020 and there has been significant inflation since then and so he is recommending an increase of 10% to \$55 an hour. After review,

It was moved/seconded (S. Anderson/S. Marino), roll call by Secretary Knight was responded to as follows: Gene Oliver; Aye; S. Marino; Aye; T. Smith; Aye; Nelson Bahler; Aye, S Anderson; Aye; and unanimously carried by the Board of Directors of the Oakwood Lake Water District that the District Approve Resolution 2022-07 A Resolution of the Board of Directors of the Oakwood Lake Water District Approving a Revised Hourly Rate for the District Secretary.

At this time, Attorney Doug Coty turned off his camera and audio of the Zoom meeting as he will not participate in the discussion regarding revised rates for the law firm of Bold, Polisner, Maddow, Nelson, and Judson.

- r. Acknowledge Receipt of Revised Rates for Bold, Polisner, Maddow, Nelson, and Judson

Engineer Michalczyk presented this item reporting that District Counsel legal rates have not changed in the 15 years they have served as counsel for the District. He also stated that the agreement between Bold, Polisner, Maddow, Nelson, and Judson is an “evergreen agreement” meaning it remains in effect until terminated by the District. Therefore, there is no need for a contract amendment related to the new rates – only an acknowledgement of receipt per the terms of the existing agreement. A new hourly rate of \$275 (from \$235) is being proposed. It was thought this rate was very reasonable and if spread over the last 15 years, amounts to an increase of slightly over one percent per year. After review,

It was moved/seconded (Gene Oliver/S. Marino), roll call by Secretary Knight was responded to as follows: Gene Oliver; Aye; S. Marino; Aye; T. Smith; Aye; Nelson Bahler; Aye, S Anderson; Aye; and unanimously carried by the Board of Directors of the Oakwood Lake Water District that the District acknowledges receipt of the revised hourly rates for particular attorneys (of which Doug Coty is one of the particular attorneys) at Bold, Polisner, Maddow, Nelson, and Judson that will be effective July 1, 2022.

At this time, Attorney Coty was notified that the item was concluded and he returned to the meeting.

- s. Approve an Agreement with Bert L. Michalczyk, Consulting Engineers, Inc. for District Engineer Services for FYE 2023 at a Cost Not to Exceed \$252,000

At this time, Bert Michalczyk turned off his camera and audio of the Zoom meeting as he will not participate in the discussion regarding the Agreement with Bert L. Michalczyk regarding engineering services.

Doug Coty presented this agenda item and said since Bert Michalczyk became District Engineer in 2016 he has done a fantastic job under at times difficult circumstances. Details of the duties he has performed this last year are detailed in the agenda materials at page 84. The rates proposed will remain unchanged for FYE 2023 at \$180 per hour. One question asked by Director Anderson was whether Mr. Michalczyk worked for other agencies and the answer was yes, he has several other clients. After review,

It was moved/seconded (G. Oliver/S. Anderson), roll call by Secretary Knight was responded to as follows: Gene Oliver; Aye; S. Marino; Aye; T. Smith; Aye; Nelson Bahler; Aye, S Anderson; Aye; and unanimously carried by the Board of Directors of the Oakwood Lake Water District that the District, in accordance with the District's adopted Purchasing Policy for Regular and Recurring Services find that Michalczyk has provided satisfactory performance during FYE 2022, approves an agreement with Michalczyk for District Engineer services through FYE 2023 at a cost not to exceed \$252,000 with a \$180 hourly rate, and authorizes the Board President to sign the agreement on behalf of the District.

At this time, Engineer Michalczyk was notified that the item was concluded and he returned to the meeting.

President Oliver stated he wanted to thank the whole team for the great work they have done for the District.

4. ACTION ITEMS:

- a. Discuss Policy for the Accelerated Payment of Manteca Capacity Buy in Charge and Provide Appropriate Direction.

Engineer Michalczyk presented this item noting that details are more fully explained in the agenda materials on Pages 85 and 86. He discussed the Manteca capacity buy in charge and explained that it has been applied to every residential property. In the Agreement with Lafferty of June 2019 and going forward, Lafferty paid this buy in for the homes built from that time forward as well as the previously constructed model

homes and on the sales pavilion and parking lot parcels. He stated that the buy in charge has already been paid by Lafferty for 86 parcels. The buy-in charge is owed on the remaining parcels and on the mobile home park. The per-parcel charge is \$5,964 which is identical to any unit built in the City of Manteca. An agreement has been reached with Manteca to allow District homeowners to be able to pay this amount over a period of 12 years compounded at a 2.5% interest rate. The monthly payment would be \$48.45 per month.

The actual rate would be established at the Board's rate hearing on June 28, 2022.

At prior Board meetings direction was given to staff to set up a program that would allow home-owners to pay off their obligation early if they so desired. This direction is captured in the attached "Draft Policy for the Accelerate Payment of Manteca Wastewater Capacity Buy In Charge."

Director Baylor stated his satisfaction with the policy but asked if it could be expanded slightly to allow (but not require) a homeowner to pay off the amount then due when the house was sold. He stated that this could make the property more attractive. Staff thought this could be incorporated into the policy and will when the policy is presented for adoption at the June meeting.

There was no other direction received from the Board.

- b. Defer Implementation of Collection of Certain Charges on Property Tax Roll to the Fiscal Year Starting on July 1, 2023.

Engineer Michalczyk presented this item noting that the details are more fully discussed in the agenda materials on pages 91 – 93. He stated that one of the major reasons for the consideration of collecting certain charges via the County property tax roll is certainty of collections. However, the downside is that the District would only receive payments twice per year – annually in approximately December and April – whereas at this time the District gets the payments monthly. Engineer Michalczyk said that the District would need to have approximately 8 months of expenses in reserves at this time and if the District moved over to the County for collections this year, it would not yet have this amount of money in reserve. He stated that there are also some unknowns with respect to the new wastewater operating regime of the District and what District costs and revenue needs will be going forward. Additionally, there will be some one-time costs associated with decommissioning of facilities in FYE 2023. Finally, in order to put this in place for FYE 2023 the District would need to process agreements with the County and provide detailed billing information to the County ahead of their August deadline for doing so. Accordingly, he recommended that the implementation of this effort be targeted for next year (for collections on the tax roll in FYE 2024). The Directors agreed with this

assessment and agreed to defer the implementation of this goal for one year to the fiscal year beginning July 1, 2023.

- c. Approve Reimbursement of \$855,340 to the District General Fund for Previous Expenditures for Infrastructure Repair and Rehabilitation from Restricted Settlement Funds.

Engineer Michalczyk presented this item noting that it is more fully discussed in the agenda materials on pages 94-95. An explanation of the origin of the sum of \$1,905,000, which was deposited into the Bank of Stockton, was explained as being settlement funds received related to the District's lawsuit alleging damages that the District suffered as a result of defective infrastructure. The settlement funds were placed into a separate deposit account to ensure they were not comingled with non-settlement District funds. The District Engineer explained the terms of the agreement the District has with Oakwood Ventures that restrict the use of the Settlement funds. They are first be used to fund and complete repairs to the entirety of the District's infrastructure and if any funds remained after use for repairs that the remaining funds would be shared equally between Oakwood Ventures and the District.

Research was done on the expenses the District has incurred since 2014 and has found that \$622,015 were expenses related to the repair of water infrastructure and \$233,435 for wastewater infrastructure. The total of these amounts is \$855,340.

There was discussion with staff and the Directors with respect to the above and after review,

It was moved/seconded (G. Oliver/S. Anderson), roll call by Secretary Knight was responded to as follows: Gene Oliver; Aye; S. Marino; Aye; T. Smith; Aye; Nelson Bahler; Aye, S Anderson; Aye; and unanimously carried by the Board of Directors of the Oakwood Lake Water District that the Board approve the transfer of \$233,325 and \$622,015 from the Settlement Funds to the unrestricted water and wastewater respectively, (b) evenly rebalance thee remaining Settlement Funds between water and wastewater until such time as the Board may decide to re-adjust that allocation, and (c) approve the transfer of all past and future interest and other earnings of the Settlement Funds to the unrestricted wastewater and water enterprises in the same percentage as those amounts were or will be credited to the Settlement Funds based on the allocations in place for the Settlement Funds between the wastewater and water enterprises.

- d. Discuss Return to In Person Meetings and Provide Appropriate Direction.

Staff reported that the Zoom meetings the District has been holding have been very productive. Costs are also reduced because neither the District Engineer nor District Legal Counsel are traveling the distances they had been before the pandemic. It is estimated that each Board meeting costs \$2,000 to hold in person. The Board could decide to go back to in-person meetings at any time (or would be required to do so if the Governor rescinds the State of Emergency designation currently in place allowing remote meetings). Mr. Coty reported that there are currently two bills being considered by the legislature which will allow for some flexibility for in-person meetings.

Director Anderson said he brought this item up for discussion because of the District's upcoming Proposition 218 hearing that involves changing the rates and the amount the District charges its customers. He said some folks feel that public agencies are meeting remotely as a way of not having to face the public.

Mr. Coty stated that there may be some way, in the future, to make the meetings more of a hybrid with some in the room physically and some virtually.

At this point, the consensus of the Board was to stay with remote meetings but to monitor the legislation and see what the changes will be.

5. STAFF REPORTS:

- a. Director Reports – No specific reports only one comment regarding gas prices and the thought there might be one concept floating around to make significant payments to every vehicle owner as there is 115 billion of CA State surplus.
- b. Staff Reports (District Engineer, Legal Counsel)

District Engineer:

- Reported that last week the District repaired a total of 10 breaches in fences around the District. And, the day before this Board meeting someone cut a massive hole in the fence along the rail road tracks at the lake pump station power system. He speculated that it was very likely copper thief but that location had been previously decommissioned.
- Work is starting at Lift Station 1 (Chiavari and Como) to install a new SCADA antenna to improve communications between District facilities and Manteca. He noted that until the District is fully connected by fiber optic cable the District must have taller antenna to maintain reliable communications.
- Reconstruction of about a dozen catch basins will begin in June or July.

- There is still water stored in Pond 1 while Pond 2 is empty. He thinks the water will run out in July; he has noted that the plants along Chiavari are beginning to show signs of stress.
- There remains about 130,000 gallons of liquid sludge in one of the ponds at the wastewater treatment plant. It will be hauled to the Manteca treatment plant which will be significantly less expensive than hauling to East Bay MUD as has been done in the past. Terms are still being discussed with Manteca.
- The District has not received payments from Lafferty for over three months. They are now delinquent by about \$115,000 and if payment is not received by the end of May they will be delinquent by \$147,000. If they become more than 60 days delinquent on service charges, their water and sewer service will be shut off.
- Lafferty has reportedly stopped paying Grover Landscaping for work on the various land application and landscaping areas within the District.

Legal Counsel:

- There have been several new reports on the State of California's water conditions and certainly the region is affected. As far as the District at this time, groundwater conditions are still solid. The District may need to implement conservation measure to avoid mandatory state cutbacks and may need to put in some watering time restrictions. This may be seen in the June or July agendas.

The Open Session Closed for moving to closed session at 8:29 p.m.

6. CLOSED SESSION:

- a. Conference with Legal Counsel – Consider Initiation of Litigation – as authorized pursuant to Paragraph 4 of Subdivision (d) of Government Code Section 54956.9: (*1 Potential Case*)
- b. Conference with Legal Counsel – Significant Exposure to Litigation – as authorized pursuant to Paragraph 2 of Subdivision (d) of Government Code Section 54956.9: (*1 Potential Case*)
- c. Conference with Real Property Negotiator – as authorized pursuant to Government Code Section 54956.8: Property: *Pond 1 Property and Pond 2 Property as defined in Section 19(i)(ii)(1)(A) of the September 11, 2017 Infrastructure Finance and Construction Agreement between Oakwood LT Ventures II and the District (Portions of APN 241-520-010 and APN 241-510-05)*; Agency Negotiator: *District Engineer*; Negotiating Party: *California Department of Housing and Community Development*; Under Negotiation: *Price and Terms of Payment*
- d. Conference with Real Property Negotiator – as authorized pursuant to Government Code Section 54956.8: Property: *Portions of APN 241-520-010 and APN 241-520-170*;

Agency Negotiator: *District Engineer*; Negotiating Party: *Reclamation District 17*;
Under Negotiation: *Price and Terms of Payment*

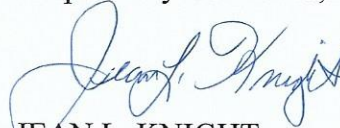
A closed session was held; the Board returned to Open Session at 8:38 p.m. There was no reportable action.

7. ADJOURN

The meeting was adjourned by President Oliver at 8:39 p.m.

The Agenda for this meeting was posted in a sign board in front of the Oakwood Shores Clubhouse, 1699 Bella Lago Way, Manteca, CA at least 72 hours preceding the meeting.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Jean L. Knight", is written over the printed name.

JEAN L. KNIGHT
District Secretary