

OAKWOOD LAKE WATER DISTRICT

REGULAR MEETING MINUTES OF NOVEMBER 23, 2021

HELD REMOTELY VIA ZOOM¹

A Regular Meeting of the Oakwood Lake Water District was held remotely, via Zoom, on Tuesday, November 23, 2021 at 7:00 p.m.

1. CALL TO ORDER; ROLL CALL. The meeting was brought to order at 7:01 p.m. by President Gene Oliver. Board President Gene Oliver took roll call, and the following Directors and staff were remotely present:

Gene Oliver, President
Nelson Bahler, Director
Tim Smith, Director
Scott Anderson, Director
Doug Coty, Legal Counsel
Bert Michalczyk, District Engineer

Others Present Were:

Lynn Wichert
Casey Wichert

Absent Were:

Steve Marino, Vice President
Jean Knight, District Secretary

2. PUBLIC COMMENT

- a. Audience members may address the Board on any item pertaining to Oakwood Lake Water District's jurisdiction not appearing on the agenda. Please limit each presentation to five minutes. No public comment.
- b. Written correspondence received via District email. No e-mail received.

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.

- a. Approve Minutes for Regular Meeting of October 26, 2021
- b. Accept Financial Reports for October 2021
- c. Receive Capital Projects Status Report for October 2021

¹ Pursuant to Governor Newson's Executive Order N-29-20, N-33-20 and subsequent orders, Directors will participate in this meeting remotely. No physical meeting location will be provided in order to comply with Shelter in Place Order and closure of the Oakwood Shores Association Clubhouse.

- d. Receive Fiscal Year Goals Status Report for October 2021
- e. Infrastructure Finance and Construction Agreement Status Report for October 2021
- f. Time Schedule Order Status Report for October 2021
- g. Manteca Wastewater Services Agreement Status Report for October 2021
- h. Ratify the Proclamation of a State of Emergency by Governor Newsom on March 4, 2020 and Re-Authorize Remote Teleconference Meetings of the Legislative Bodies of the Oakwood Lake Water District for the Period from November 23, 2021 through December 23, 2021 Pursuant to Brown Act Provisions

It was moved/seconded (T. Smith/S. Anderson), roll call² by Attorney Coty was responded to as follows: Gene Oliver; Aye; Nelson Bahler; Aye, Scott Anderson; Aye and unanimously carried by the Board of Directors of the Oakwood Lake Water District that a. The minutes for the Regular Meeting of October 26, 2021 were approved; b. The Financial Reports for October, 2021 were accepted; c. The Capital Projects Status Report for October 2021 was received; d. The Fiscal Year Goals Status Report for October 2021 was received; e. The Infrastructure Finance and Construction Agreement Status Report for October was accepted; f. The Time Schedule Order Status Report for October 2021 was accepted; g. The Manteca Wastewater Services Agreement Status Report for October was received; h. The Ratification of the Proclamation of a State of Emergency by Governor Newsom on March 4, 2020 and the Re-Authorization of Remote Teleconference Meetings of the Legislative Bodies of the Oakwood Lake Water District for the Period from November 23, 2021 through December 23, 2021 Pursuant to Brown Act Provisions was approved.

4. ACTION/ ITEMS:

None

5. STAFF REPORTS:

- a. Director Reports – No Reports
- b. Committee Report (Ad-Hoc Chiavari Landscape Replacement Water Committee). On behalf of the committee, Bert Michalczyk reported that the committee has not met since the last Board Meeting. It was suggested by Director Bahler that the committee reconvene after the 1st of the year to revisit how water for the landscaping may be maintained given the new HOA Board that will then be in place.

² All actions taken at this meeting will require a roll call vote. The Secretary will perform all roll calls.

- c. Staff Reports (District Engineer, Legal Counsel) District Legal Counsel did not have a report. The District Engineer had the following to report.
 1. Pig receiving station at eastern terminus and the recent complications with groundwater at that site.
 2. New generator installation and the District's desire to start up that unit.
 3. Backfill around all the in-plant underground structures has passed testing.
 4. Underground piping at the Wastewater Treatment Plant is around 95% complete.
 5. No further progress on underground electric since the last Board meeting.
 6. No significant progress on delivery or installation of the pumps, meters, odor control equipment or crane.
 7. The latest Marques schedule shows startup on January 4, 2022. However, it is Engineer Michalczyk's opinion that startup is more likely in mid to late January.
 8. Engineer Michalczyk reminded the Board of the mandated January 31, 2022 TSO compliance date.

At 7:12 p.m., the Directors, along with Doug Coty and Bert Michalczyk went into Closed Session.

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 Real Property Negotiator – as authorized pursuant to Government Code Section 54956.8: Property: *APN 241-540-140*; Agency Negotiator: *District Engineer*; Negotiating Party: *Lakeview Shores Inc.*; Under Negotiation: *Price and Terms of Payment for Easement and Wastewater Conveyance Capacity*
 - c. 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*
 - d. Conference with Real Property Negotiator – as authorized pursuant to Government Code Section 54956.8: Property: *Islander Mobil Home Park*; Agency Negotiator: *District Engineer*; Negotiating Party: *Islander Mobile Home Park.*; Under Negotiation: *Price and Terms of Payment for Wastewater Conveyance Capacity*

A closed session was held. Return to Open Session at 8:30 p.m. There was no reportable action.

7. ADJOURN

The meeting was adjourned by President Oliver at 8:32 p.m. after wishing everyone a great Thanksgiving.

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,



JEAN L. KNIGHT
District Secretary