

## EXHIBIT “A”

### MINUTES OF REGULAR MEETING – AUGUST 13, 2018

The regular meeting of the Board of Directors of the Irvine Ranch Water District (IRWD) was called to order at 5:00 p.m. by President Reinhart on August 13, 2018 in the District office, 15600 Sand Canyon Avenue, Irvine, California.

Directors Present: Reinhart, Matheis, Swan, and LaMar.

Directors Absent: Withers.

Also Present: General Manager Cook, Executive Director of Water Policy Weghorst, Executive Director of Finance and Administration Clary, Director of Water Recycling Operations Zepeda, Director of Maintenance Drake, Director of Water Resources Sanchez, Director of Human Resources Roney, Director of Administrative Services Mossbarger, Director of Treasury and Risk Management Jacobson, Government Relations Officer Compton, Director of Public Affairs Beeman, Manager of Human Resources Srader, Legal Counsel Collins, Legal Counsel DeMayo, Secretary Bonkowski, Engineer Bennett, Acting Executive Director of Engineering and Water Quality Akiyoshi, District Consultant Bruce Newell, Ms. Deborah Diep, Electrical and Instrumentation Manager O’Neill, and Mr. Andrew Pollard.

WRITTEN AND ORAL COMMUNICATIONS: None.

ITEMS TOO LATE TO BE AGENDIZED: None.

#### WORKSHOP

General Manager Cook reported that the purpose of this Board Workshop is to discuss the criteria to be used by IRWD when drawing proposed director division boundaries. Mr. Cook said that tonight this workshop will also cover procedures through which the public can submit conceptual maps and additional comments on the proposed districting process.

Government Relations Officer Compton reported that the Board adopted a resolution of intent to initiate the process of establishing divisions and elections by divisions on April 2, 2018. Using a PowerPoint presentation, Ms. Compton reviewed the process for evaluating a change of election method and director division boundaries. She reported that several public hearings will be held to accept public comments and reviewed the time frames for the public to submit comments and conceptual maps.

Using a Powerpoint presentation, Ms. Deborah Diep reviewed the data which is being used to draw proposed divisions including the 2010 census redistricting data, citizen voting age population, and compiled population data. Ms. Diep reviewed the census geography hierarchy and said that the goal is an equal population based on the 2010 census data with a population of 337,151. She reviewed the differences with target division population. Legal Counsel DeMayo reviewed the proposed criteria to be used when drawing division boundaries. Ms. Diep then reviewed how the public can submit conceptual maps and provide comments for divisions noting that comments and

map proposals must be submitted by October 15, 2018. Consultant Diep and Legal Counsel DeMayo responded to several inquiries from the Board.

#### CONSENT CALENDAR

On MOTION by Matheis, seconded by LaMar and unanimously carried, CONSENT CALENDAR ITEMS 4 AND 5 WERE APPROVED AS FOLLOWS:

4. RATIFY/APPROVE BOARD OF DIRECTORS' ATTENDANCE AT MEETINGS AND EVENTS

Recommendation: That the Board ratify/approve the meetings and events for Mary Aileen Matheis, Doug Reinhart, Steve LaMar, Peer Swan and John Withers, as described.

5. MINUTES OF REGULAR AND ADJOURNED REGULAR BOARD MEETINGS

Recommendation: That the minutes of the July 23, 2018 Regular Board Meeting and the July 31, 2018 Adjourned Regular Board Meeting be approved as presented.

#### ACTION CALENDAR

#### ADOPTION OF CORRECTED DISTRICT SCHEDULES OF POSITIONS AND SALARY RATE RANGES FOR 2016, 2017, AND 2018

General Manager Cook reported that staff had discussions with the California Public Employee Retirement System (CalPERS) regarding IRWD's pay schedules and were informed that certain job classifications were not listed on these Board-adopted Salary Schedules in accordance with CalPERS regulations. Mr. Cook said that staff prepared corrected versions of the Schedules of Positions and Salary Rate Ranges (Salary Schedules), which were effective July 1, 2016, October 1, 2016, July 1, 2017, and July 1, 2018.

On MOTION by Swan, seconded by Matheis, and unanimously carried, THE BOARD ADOPTED THE FOLLOWING RESOLUTION BY TITLE:

#### RESOLUTION NO. 2018-24

RESOLUTION OF THE BOARD OF DIRECTORS OF THE IRVINE RANCH WATER DISTRICT ADOPTING CORRECTED SCHEDULES OF POSITIONS AND SALARY RATE RANGES EFFECTIVE AS OF JULY 1, 2016, OCTOBER 1, 2016, JULY 1, 2017 AND JULY 1, 2018

## ACTION CALENDAR (CONTINUED)

### ENTERPRISE SERVER AND STORAGE REPLACEMENT

General Manager Cook reported that staff requested proposals from three firms for enterprise server and storage replacement equipment, and that based on a thorough evaluation of the proposals, staff recommends that the Board approve a General Plant expenditure with Sirius Computer Solutions for purchase, installation, and configuration of enterprise server and storage replacement equipment.

Director Swan reported that this item was reviewed by the Finance and Personnel Committee on August 7, 2018 and the Committee concurs with the staff recommendation. On MOTION by Swan, seconded and unanimously carried, BOARD APPROVED A GENERAL PLANT EXPENDITURE OF \$303,000 WITH THE SIRIUS COMPUTER SOLUTIONS TO PURCHASE AND IMPLEMENT THE ENTERPRISE SERVER AND STORAGE REPLACEMENT EQUIPMENT.

### LAND PURCHASE AGREEMENT AND TEMPORARY EASEMENT WITH THE CITY OF BAKERSFIELD

General Manager Cook reported that the City of Bakersfield (City), in cooperation with the County of Kern and the California Department of Transportation (Caltrans), is developing the Centennial Corridor Improvement Project (Project) that includes construction of a roundabout that will impact a small portion of IRWD's Strand Ranch property.

Executive Director of Water Policy Weghorst reported that staff and special legal counsel have worked with the City and its legal counsel to prepare an agreement that would accommodate the needs of the City while avoiding impacts to the Strand Ranch which would facilitate the City's purchase of fee simple title to 1.46 acres of the Strand Ranch property, IRWD providing a temporary construction easement on 0.30 acres of the Strand Ranch, and construction of mitigation work by the City on the Strand Ranch.

Mr. Weghorst said that upon receiving the City's initial offer, IRWD retained Alliance Appraisal to provide an assessment of the land value. He said that IRWD also contracted with Dee Jasper & Associates (DJA) to evaluate proposed impacts from the Project on Strand Ranch facilities and operations. In addition, staff performed an in-house evaluation of an Alta Survey of the Strand Ranch and the Project construction drawings. He said that Alliance performed an appraisal of the fair market value of the Project's proposed 1.46-acre take of the Strand Ranch property and the proposed 0.3-acre temporary easement. Alliance estimated the value to be \$36,800 in conformance with Standards Rule 2 of the Uniform Standards of Professional Appraisal Practice.

Mr. Weghorst said that on May 30, 2018, DJA performed an analysis of the Project's impact on the Strand Ranch and determined the proposed right-of-way take will impact the existing fencing around the Strand Ranch Facility and will encroach onto the toe of the outboard slope of the levee in the northeast corner of a recharge basin. This encroachment would eliminate the area needed for maintenance of the levee and the current setback of the levee away from the existing roadways. He said that DJA evaluated three alternatives for mitigating the Project's impacts on the Strand Ranch levees and recommended the construction of a 395' long and 6' tall masonry

block wall to allow for slope maintenance and to provide protection against seepage. DJA provided a preliminary cost estimate of the mitigation work in the amount of \$111,900 including construction, engineering design, soils investigations, permitting, bid administration, surveying, construction inspection and a 15% contingency.

Mr. Weghorst said that staff and legal counsel submitted a counteroffer to the City that included the independent appraisal of the land and temporary easement, reimbursement of IRWD's costs to evaluate the project take, and a requirement that the Project include the construction of a masonry wall to mitigate the Project's impact on the affected Strand Ranch recharge basin. IRWD's counteroffer included a total cost to the City of \$172,567 if IRWD were to perform construction of the wall, or \$60,690 if the City assumed responsibility for construction of the wall. The City agreed to perform the construction and accepted the terms of IRWD's counteroffer.

On July 27, 2018, IRWD executed a Right of Entry License Agreement (Right of Entry) to allow the City access to the Strand Ranch property to continue development of the Project and to assist the City with qualifying for a Caltrans grant. The Right of Entry included provisions that the City place \$36,800 into escrow as partial consideration for the transaction, and a requirement for the City to construct, at its cost, the masonry wall for mitigation. The Right of Entry also reserved IRWD's right to include other just compensation.

In response to Director Swan's inquiry, staff will provide an update at the Supply Water Reliability Committee meeting in September which will include drawings of the wall design. On **MOTION** by Swan, seconded by Matheis, **THE BOARD AUTHORIZED THE GENERAL MANAGER TO EXECUTE AN AGREEMENT FOR ACQUISITION OF REAL PROPERTY AND JOINT ESCROW INSTRUCTIONS WITH THE CITY OF BAKERSFIELD SUBJECT TO CHANGES APPROVED BY LEGAL COUNSEL, FACILITATION OF THE CITY'S PURCHASE OF FEE SIMPLE TITLE TO A 1.46-ACRE PORTION OF THE STRAND RANCH PROPERTY FOR IRWD TO PROVIDE A TEMPORARY CONSTRUCTION EASEMENT ON A 0.30-ACRE PORTION OF THE STRAND RANCH, AND FOR THE CITY'S CONSTRUCTION OF MITIGATION WORK ON THE STRAND RANCH.**

#### GENERAL MANAGER'S REPORT

General Manager Cook reported that staff placed before each Director a copy of the Fitch rating on General Obligation bonds for the District which he said was also noted in the Weekly Report last Friday.

#### DIRECTORS' COMMENTS

Director Matheis reported on her attendance at Congresswoman Mimi Walters' CA-45 Elected Officials breakfast, a FivePoints Luxaira Grand Opening, an OC Forum 2019 Housing Outlook, a WACO monthly meeting, a South Orange County Watershed Management Area Executive Committee meeting, and a LAFCO farewell event for Commissioner John Withers for his 24 years of service.

DIRECTORS' COMMENTS (CONTINUED)

Director Swan reported on his attendance at a Southern California Dialogue meeting, MWDOC meetings, a celebration of the cleanout of the San Diego Creek, an OCWD Board meeting, a WACO monthly meeting, and a CASA Conference in Monterey.

Director LaMar reported on his attendance at a Natural Communities Coalition Strategic Planning meeting, an ACWA Executive Committee meeting and Board Meeting in Sacramento, an OCBC Changing Regulatory Landscape Seminar, an NWR Western Water Seminar in Park City, Utah, and a FivePoints Luxaira Grand Opening.

Director Reinhart reported on his attendance at Congresswoman Mimi Walters' CA-45 Elected Officials breakfast, a WACO monthly meeting, a MWDOC Planning and Operations Committee meeting, and a LAFCO farewell event for Commissioner John Withers.

The District's Consultant, Bruce Newell, updated the Board on the recent fire situation.

CLOSED SESSION

President Reinhart said that the following Closed Session will be held this evening:

Conference with Labor Negotiators - Government Code Section 54957.6  
Agency Designated Representatives: Paul Cook and Jenny Roney  
Employee Groups: IBEW Local #47 General Unit Employees, and  
IBEW Local #47 Non-Exempt Supervisor Unit Employees

OPEN SESSION

Following the Closed Session, the meeting was reconvened with four Directors present. President Reinhart said no action was reported in Closed Session.

ADJOURNMENT

President Reinhart adjourned the meeting to August 15, 2018, at 10:00 a.m. at the University of California Irvine, Central Plant Loading Dock, Building 902 on the UCI Campus, 4089 Mesa Road, Irvine, CA 92617 to acknowledge the completion of its Central Plant Recycled Water Conservation project.

APPROVED and SIGNED this 27th day of August, 2018.

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President, IRVINE RANCH WATER DISTRICT

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Secretary IRVINE RANCH WATER DISTRICT

APPROVED AS TO FORM:

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Claire Hervey Collins, Legal Counsel – Lewis Brisbois