

**MINUTES OF THE
REGULAR MEETING OF THE
TEMESCAL VALLEY WATER DISTRICT**

August 27, 2024

PRESENT

F. Myers
D. Harich
M. Buckley
J. Butler
J. Sincich

ABSENT

GUESTS

T. Davis
L. Wilson
S. Smith
B. Forbath
R. Stanza

STAFF

J. Pape
A. Harnden
M. McCullough
J. Scheidel
D. Saunders
P. Bishop

1. Roll Call and Call to Order.

The regular meeting of the Temescal Valley Water District was called to order by President Myers at 8:30 a.m.

2. Presentations and Acknowledgments.

3. Public Comment – Tracy Davis invited the Board to participate in the October 7th golf tournament as well as the Celebration of Life for Jannlee Watson on August 31st.

BOARD ITEMS:

4. Minutes of the July 23, 2024 Regular Meeting.

ACTION: Director Butler moved to approve the minutes as written. Director Sincich seconded. Motion carried unanimously.

5. Payment Authorization Report.

ACTION: Director Harich moved to approve the July 23-August 27, 2024 invoices. Director Sincich seconded. Motion carried unanimously.

6. Revenue & Expenditure Reports. (Unaudited).

a. Revenue & Expenditure Reports.

ACTION: Note and file.

b. Capital Improvement Projects.

c. Chandler Investments.

7. Trilogy Development.

- a. Homeowners Association update.
- b. Golf Course update - Lee Wilson, President of TGMA reported that Phase 1 of the recycled water conversion is complete, and they will submit for reimbursement next month.

8. Retreat Development.

- a. Project Update.
- b. 149 homes proposed to be built.

9. Terramor Development (Forestar Toscana).

- a. Project Update – Scott Smith with CSG Advisors and Brian Forbath with Stradling Law updated the Board on the progress of the project and the bond financing schedule.
- b. Resolution No. R-24-21 Authorizing the Issuance of Improvement Area No. 3 2024 Special Tax Bonds in an aggregate principal amount not to exceed \$14,000,000 and approving certain other documents and taking certain other actions in connection therewith.
 - Bond Indenture between CFD No. 4 (Terramor) of Temescal Valley Water District and Wilmington Trust National Association
 - Preliminary Official Statement
 - Continuing Disclosure Certificate
 - Bond Purchase Agreement
 - Appraisal

ACTION: Director Harich moved to adopt Resolution No. R-24-21 Authorizing the Issuance of Improvement Area No. 3 2024 Special Tax Bonds in an aggregate principal amount not to exceed \$14,000,000 and approving certain other documents and taking certain other actions in connection therewith. Director Buckley seconded. Motion carried unanimously.

- c. 1487 homes to be built. 1297 houses occupied to date. 87% complete.

10. Sycamore Highlands Development (Kiley).

- a. Project Update.
- b. 79 houses to be built. 0 houses occupied to date.

11. Taylor Morris Development (Serrano).

- a. Project Update.
- b. 80 houses to be built. 44 houses occupied to date. 55% complete.

12. **Water Utilization Report.**
ACTION: Note and file.

13. **Sustainable Groundwater Management Act.**
 - a. Project Update – David Harich reported on the August 15th meeting.

14. **Committee Reports.**
 - a. Finance/Legislative (Director Harich).

 - b. Engineering/Operations (President Myers).

 - c. Public Relations (Director Sincich) – Director Sincich reported that he is working with staff on creating a Resolution for Jannlee Watson.

15. **General Manager’s Report.**
 - a. General Manager’s Report – The General Manager reported on current projects.

 - b. CFD 1, 2 and 3 Refunding – Refunding complete.

 - c. AMI/AMR Project – RFP due October 3rd.

16. **Operations Report.**
 - a. Water and sewer operations.

17. **District Engineer’s Report.**
 - a. Status of Projects.

 - b. Colladay Potable Water Reservoir Project Progress Payment No. 8.
ACTION: Director Harich moved to authorize the payment of \$174,816.36 of which \$166,075.54 is issued to Crosno Construction, Inc. and \$8,740.82 is held in retention. Director Butler seconded. Motion carried unanimously.

18. **District Counsel’s Report** – Dave Saunders reported that he is working on a land acquisition project and will bring a report to the Board next month.

19. **Seminars/Workshops.**

20. Consideration of Correspondence.

An informational package containing copies of all pertinent correspondence for the Month of July will be distributed to each Director along with the Agenda.

21. Adjournment.

There being no further business, the August 27, 2024 Regular Meeting of the Temescal Valley Water District Board of Directors was adjourned at 11:13 a.m. by President Myers.

ATTEST:

APPROVED:

David Harich, Secretary

Fred Myers, President

Date: _____

Date: _____