



**SPECIAL BOARD MEETING  
AGENDA PACKET**

**October 14, 2025**

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**Special Board Meeting – Tuesday, October 14, 2025, 1:30 p.m.**

**Carmichael Water District Board Room  
7837 Fair Oaks Boulevard  
Carmichael, CA 95608**

### **AGENDA**

The Board will discuss all items on its agenda, and may take action on any of those items, including information items and continued items. The Board will not take action on or discuss any item not appearing on the posted agenda, except: (a) upon a determination by a majority vote of the Board that an emergency situation exists; or (b) upon a determination by a two-thirds vote of the Board members present at the meeting, or, if less than two-thirds of the members of the Board are present, a unanimous vote of those members present, that the need to take immediate action became apparent after the agenda was posted. Agenda packets can be found at our website at [carmichaelwd.org](http://carmichaelwd.org).

*The Board of Directors welcomes and encourages participation in meetings. Public comment may be given on any agenda item as it is called and limited to three minutes per speaker. Matters not on the posted agenda may be addressed under Public Comment. Please follow Public Comment Guidelines found on the District's website at [carmichaelwd.org/public-comment-guidelines/](http://carmichaelwd.org/public-comment-guidelines/).*

In compliance with the Americans with Disabilities Act, if you have a disability and need a disability-related modification or accommodation to participate in this meeting, please contact the General Manager at 483-2452. Requests must be made as early as possible, and at least one full business day before the start of the meeting.

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**CALL TO ORDER AND STATEMENT REGARDING PUBLIC PARTICIPATION: President Greenwood**

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**ROLL CALL**

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**PRESIDENTS COMMENTS**

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**PUBLIC COMMENT:**

**1. Public Comment**

Any member of the public may address the Board on any item of interest to the public that is within the subject matter jurisdiction of the Board.

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**ACTION ITEM:**

**2. Approve Sale of 4515 Charleston Dr Property**

Staff recommends that the Board of Directors approve Resolution 10142025-01 – A resolution of the Board of Directors of the Carmichael Water District Authorizing the Sale of Real Property.

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**ANNOUNCE CLOSED SESSION AND ADJOURN OPEN SESSION TO CLOSED SESSION**

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**CLOSED SESSION**

**3. LABOR NEGOTIATION – INVOLVING THE GENERAL MANAGER (Government Code section 54957.6)**

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**ADJOURN CLOSED SESSION AND OPEN REGULAR SESSION**

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**REPORT OUT OF CLOSED SESSION**

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**The next meeting of the Board of Directors will be a Regular Board Meeting held on:  
Monday, October 20, 2025 at 6:00 p.m.**

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**CARMICHAEL WATER DISTRICT**

**RESOLUTION 10142025-01**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CARMICHAEL WATER DISTRICT AUTHORIZING THE SALE OF REAL PROPERTY**

**WHEREAS**, the Carmichael Water District (District) is the fee simple owner of certain real property at 4515 Charleston Dr., Carmichael, CA 95608, Assessor's Parcel Number 241-0010-010 (Property); and

**WHEREAS**, in 2023, the District purchased a parcel that included the Property to expand the Winding Way Well facility. The District performed and the County of Sacramento approved a lot-line adjustment to the parcel, thereby creating the Property. The District would now like to sell the Property, including the house, as it is no longer needed by the District; and

**WHEREAS**, the District has previously completed all requirements under the California Surplus Land Act, including identifying the applicable exemption under Government Code Section 54221(f)(1), adopting Resolution 04152024-02 declaring the Property as "exempt surplus land," submitting required documentation to the California Department of Housing and Community Development (HCD), and receiving approval from HCD; and

**WHEREAS**, California Water Code sections 22230 and 22500 grant the District's Board of Directors (Board) the power to execute contracts to sell District property upon terms that appear to the Board to be in the best interests of the District; and

**WHEREAS**, California Water Code section 22502 provides all conveyances of District property shall be executed by the Secretary and President on behalf of the District in accordance with a resolution of the Board; and

**WHEREAS**, the District engaged a licensed real estate agent to market and sell the Property; and

**WHEREAS**, the District listed the Property for sale at \$725,000 on September 24, 2025; and

**WHEREAS**, the District received a contingent purchase offer of \$750,000 on September 25, 2025, which the General Manager conditionally accepted on September 26, 2025; and

**WHEREAS**, during the contingency period, the District did receive a demand for repairs; and

**WHEREAS**, during the contingency period, the District negotiated a credit of \$7,500 towards the Buyers closing cost in-lieu of repairs.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Carmichael Water District as follows:

1. The Board finds that the sale of the Property is in the best interests of the District.

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2. The Board hereby exercises its authority under Water Code Section 22500 to authorize the sale of District property.
3. The Board hereby approves the sale of the Property for \$750,000 and provides a closing cost credit of \$7,500 to the Buyers for repairs, subject to the terms and conditions of the purchase agreement.
4. The District General Manager/Secretary to the Board and Board President are authorized and directed to execute all documents necessary to complete the sale of the Property.
5. This Resolution shall take effect immediately upon its adoption

By: \_\_\_\_\_

Ron Greenwood  
President, Board of Directors  
Carmichael Water District

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I hereby certify that the foregoing resolution was duly and regularly adopted and passed by the Board of Directors of Carmichael Water District at a special meeting hereof held on the \_\_14th day of October, 2025.

By: \_\_\_\_\_

(SEAL)

Cathy Lee  
General Manager/Secretary  
Carmichael Water District

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