



**Regular Board Meeting
Monday, September 15, 2025, 6:00 p.m.**

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

MINUTES

The Carmichael Water District Board of Directors met in Regular Session this 15th day of September at 6:00 p.m. in person and via teleconference.

ATTENDANCE:

Directors: Mark Emmerson, Ron Greenwood, Paul Selsky
Staff: Cathy Lee, Gaby Padilla, Debbie Martin, David Biagi, Lucas Campbell, Greg Norris,
Guest: Ashlee Casey, Water Forum 2.0
Public: Six (6) Members of the Public

CALL TO ORDER: President Greenwood called the meeting to order at: **6:01 p.m.**

PRESIDENTS COMMENTS: President Greenwood led the Pledge of Allegiance.

PUBLIC COMMENT

1. Public Comment

Ms. Caballero commented that CWD has built a beautiful water tank off Myrtle Lane and she has been in communication with the General Manager and that Director Greenwood and the Engineering Manager has visited the property. She then mentioned that the wall had finally been built but there is a problem in that there is a man-sized gap. She commented that CWD has done a wonderful job protecting the property during the four-year construction. She mentioned that everyone who lives on the property next to the water tank has been understanding and reasonable during the years of construction but over the last 90 days that gap on the fence has not been closed. The families and CWD have come to a resolution where they are going to wait for the ground to settle so the potholes can be fixed but the gap cannot wait. She mentioned that there has been transients walking through there and the families have children ranging from newborns to age 16. They also have animals on the property like goats, chickens, pigs, and rabbits. She then commented that she has been talking to the Engineering Manager for the last 90 days and asking him to secure the gap and she understands that it could take some time to get the wall completed but there needs to be a temporary fix because if anything happens the District was put on notice since June 30th. All she is asking for is to close the gap temporarily until the permanent wall can be built. She then mentioned that the families living on the property has put up a temporary fence but people can still climb and crawl through it. The Engineering Manager affirmed Ms. Caballero's comments with regard to the gap and that he had just received the quote back from the contractor to do a permanent fix. Due to the amount being over the original not-to-exceed amount, this amendment will need to be brought back to the Board for approval. In the meanwhile, with CWD's forces, there will be a temporary fix to the fence.

Directors inquired why the amount was so high.

The Engineering Manager informed the Board of Directors that the amount includes fixing the walls gap, stabilize the fence that had post removed due to the building of the wall, the removal of the temporary fence that was installed before the wall was built, and smoothing of the ground.

Ms. Caballero commented that she would also like to say something positive about the District. She mentioned that throughout the 4.5 years of construction everyone who she has been in contact with has been very kind and professional. This has made it more comfortable for her to be able to voice her concerns.

Directors commented that they would like to see a temporary fix for this issue.

PRESENTATION

2. Water Forum 2.0 Presentation

Ms. Casey presented the Water Forum 2.0 presentation.

Mr. Christian inquired as to what kind of control would the American River Climate Action Plan (ARCAP) have over independent Districts during times of drought and water restrictions.

Ms. Casey informed Mr. Christian that it is all voluntary to participate in ARCAP. As for the control over water districts during those times, it is unknown at the moment as it is still being updated.

Mr. Christian inquired if there will be some type of governance.

Ms. Casey informed Mr. Christian that they are hoping there will be some form of governance but as for how rigid and what that looks like is still being resolved.

Mr. Christian inquired if there was any reconciliation of funds going for invasive striped species that eradicate salmon on the spot when they get in contact with them.

Ms. Casey informed Mr. Christian that it is definitely open and that would be within the realm of projects that are being funded and pursued by Water Forum. She then mentioned that she is familiar with this research that has been done in the San Joaquin Valley.

Mr. Christian commented that if the salmon were removed from the ecosystem then it would change the river completely. This could lead to other fish or organism to come and take over where the salmon once was. He then inquired if this agreement would be a threat to the autonomy of the community and District.

Ms. Casey informed Mr. Christian that she does not believe that it is a threat to the autonomy of the District and that this was just to provide a framework to work together towards shared costs.

Mr. Christian commented that they do not have a problem with that but rather the control over the District and allowing the elected Board to be in charge of what happens within the District.

Ms. Casey informed Mr. Christian that there will not be any directives coming from the Water Forum. She mentioned that the Water Forum is built on consensus and collaboration.

Directors commented that the program that Water Forum is envisioning is very extensive and they hope Water Forum has the resources to at least look at them and potentially give them to other organization to complete.

Directors inquired if RiverARC is one of the methodologies for the protection of the American River. They also inquired how involved Water Forum would be in this project.

Ms. Casey informed the Board of Directors that the RiverARC was a key component in the original agreement but had a different name at the time. She then mentioned that Water Forum's involvement in this project extends to shared conversations and information and Water Forum is not advocating or supporting any analysis.

Directors inquired if another flow management standards was to come from the analysis and the timing it might take to be recognized.

Ms. Casey informed the Board of Directors that the goal is not to do a new flow management standard but to support and advance the features in the current one.

Directors inquired if the Water Forum was planning to have a data analysis management and capability.

Ms. Casey informed the Board of Directors that for the water agency data it is not an analysis by Water Forum but a collection of data and information being available to all the members and some pieces for the public.

Directors inquired if the Water Forum was aware of the State's collection of data.

Ms. Casey informed the Board of Directors that they were aware and the point of this is to collect data that the State is not. They do not want to have redundancies.

Mr. Wallace commented there were two gates open all summer at Nimbus while the water level was high. He mentioned that the level was still high so he is wondering if they are following flow standards.

Ms. Casey informed Mr. Wallace that Nimbus is less of a concern. Folsom Reservoir stratifies and the lower outlets are not accessed unless it is necessary. With Nimbus, those gates are closed for the consideration of dissolved oxygen, which is not good for the fish.

Mr. Wallace inquired if there are any signs or publications to inform people why the gates are closed.

Ms. Casey informed Mr. Wallace that there has been publications but that is one of the shortcomings over the past 10 years where it is not clear where to find them or access it.

Mr. Wallace commented that they would like to see the results and benefits to the curtailments.

Ms. Casey commented that there is not tangible results or benefits for the river during curtailments it's more for water supply purposes.

Mr. Wallace inquired if there has been any purveyors that are thinking of pulling out.

Ms. Casey informed Mr. Wallace that the dissolution of Del Paso Manor Water District caused its removal and there has not been any conversation of anyone leaving. She mentioned that there has been questions on how to join but they are in a position where they cannot add a signatory since they have been in negotiations for 5 years. Once the agreement is signed then there could be a process to onboard new signatories.

Directors thanked Ms. Casey for the excellent presentation.

CONSENT CALENDAR

- 4. Minutes for the Special Board Meeting – August 18, 2025**
- 5. Minutes for the Regular Board Meeting – August 18, 2025**
- 6. Minutes for the Special Board Meeting – September 4, 2025**
- 7. Monthly Expenditure Report – July 2025**
- 9. WaterSMART Planning and Project Design Grants for Fiscal Year 2023 and Fiscal Year 2024, Funding Opportunity No. R23AS00109**

10. CalPERS Medical Benefits Resolutions – Contribution Change for 2026

M/S Emmerson / Selsky to approve the consent calendar excluding agenda item 8.

Ayes: Directors Emmerson, Greenwood, and Selsky

Noes: None

Absent: Directors Nelson and Davis

Motion Passed Unanimously

8. Directors Expenses and Reimbursements

Directors commented that it is the Board's understanding that this is for meetings that have been turned in over 60 days of the meeting that was attended by the Board Member. Within this item there are two meetings that occurred in June.

Director Emmerson commented that he is going to abstaining from this vote and the reason being is that he did not know that meetings of that nature were reimbursable for the Directors. He mentioned that he attended both of the meetings and he did not know that they could go ahead put it a claim for these particular meetings.

M/S Emmerson / Selsky to approve the consent calendar's agenda item 8.

Ayes: Directors Greenwood and Selsky

Noes: None

Abstentions: Director Emmerson

Absent: Directors Nelson and Davis

Motion Passed

ACTION ITEMS**11. Charleston Ave Property Authorization to Contract with Real Estate Agent**

Staff recommends that the Board of Directors approve a 5% commission for real estate fees with a 50/50 split towards seller's and buyer's brokers and agents and authorize the General Manager to sign a standard Residential Listing Agreement by the California Association of Realtors for a duration of 6 months.

Directors inquired if the Board can provide input for the price and the contract.

The General Manager informed the Board of Directors that they could provide her with direction on how much they would like to list the house and she can let Mr. Mahrle know.

Mr. Christian inquired if the revenue from the property goes to the District as revenue.

The General Manager informed Mr. Christian that the money would go back to the Facility Fee Fund since that is where money to purchase the property originally came from.

Mr. Christian commented that the only reason he wanted to confirm this was because he thought he read something in the memo that stated it would be turned over to exempt surplus property, which would allow the city and/or county to use it as they please.

The General Manager informed Mr. Christian that the memo it states that the revenue from the sale of the property will go back to the facility fee fund.

Directors commented that they think it is excellent that Director Greenwood is going to be helping with this because he knows the real estate market backwards and forwards. They also commented that Director Greenwood's input is going to be a benefit to the District in ensuring that we do get a fair price.

Directors commented that they commend the General Manager for identifying this as an opportunity for the District. The idea to purchase the property and divide was excellent because it serves many purposes with one action. She was able to purchase the property, divide the parcel, take care of the neighbors' concerns, drill the well, and now the property will be sold at a reasonable price. Directors thanked the General Manager for finding this and pursuing it.

M/S Emmerson / Selsky to approve the staff's recommendation subject to notification to the Board President about the price and market.

Ayes: Directors Emmerson, Greenwood, and Selsky

Noes: None

Absent: Directors Nelson and Davis

Motion Passed Unanimously

12. Water Meter Replacement Standard: From Mechanical to Ultrasonic Technology

Staff recommends that the Board of Directors approve Neptune's ultrasonic metering technology across all meter sizes as the new standard and direct staff to update the Construction Improvement Standards and purchase water meters in accordance with approved FY 25-26 Budget.

Directors inquired if the recommendation was to move to the Neptune's ultrasonic metering technology for all the meters going forward.

The General Manager informed the Board of Directors that this was correct.

Directors inquired what the prior meters used and was it in the specs.

The General Manager informed the Board of Directors that it was the Neptune's mechanical meter and it was in the specs.

Directors inquired as to what percentage of the Districts meters were Neptune meters.

The General Manager informed the Board of Directors that they are all Neptune meters.

Directors inquired if there was a policy that specified that the District could only use Neptune.

The General Manager informed the Board of Directors that when the Board approved the meter installation about twenty years ago, Neptune was chosen. She mentioned that before that there were several types of meters used.

Directors commented that they know that at one point in time Citrus Heights Water District was trying to put together a cooperative to purchase meters. They then inquired if that went away.

The General Manager informed the Board of Directors that it did not completely go away. There are still talks about bulk purchasing but the meter part does not seem likely to happen due to most districts having different software and meters. She then mentioned that it would cost a lot of money for all the districts to all change to the same meter software, meters and billing software.

Mr. Christian inquired what the longevity for a meter is and what the benefits to convert to these meters are.

The Distribution Superintendent informed Mr. Christian that there is a substantial savings and they have better reads because it is ultrasonic which picks up ultra-low flow.

Directors informed Mr. Christian that since these new meters are ultrasonic and not mechanical these meters should last longer. Mechanical meters slowly wear out over time and could potential cause the District to lose revenue. They then mentioned that they have seen studies where they saw that the mechanical meters last almost 20 years which is about 300 million gallons of running through it but with the ultrasonic meters they see them last substantially longer.

Directors inquired if these were smart meters.

The Distribution Superintendent informed the Board of Directors that they are capable of taking on AMI capabilities but the District is going to continue with AMR at the moment.

Directors commented that one of the advantages for AMI technology is that there is leak detection data on the spot and the District would be able to inform the customers for leaks. Another advantage is that staff could see the real time water use and a drop in water use could lower the pressure which would save money with pumping and electrical cost.

Mr. Christian commented that the District should get its website out to more of the ratepayers so they could be aware of all this programs that are available.

M/S Selsky / Emmerson to approve the staff's recommendation.

Ayes: Directors Emmerson, Greenwood, and Selsky

Noes: None

Absent: Directors Nelson and Davis

Motion Passed Unanimously

13. Sacramento Regional Water Bank – Starting Balance

Staff recommends that the Board of Directors accept the Starting Balance Modeling Analysis conducted by the Regional Water Authority for the Sacramento Regional Water Bank and support full remaining in-basin previously banked water subject to the Water Accounting System safeguards.

Director Emmerson gave a presentation of his views on the Discussion of CWD and Previously Banked Water.

Directors inquired as to what conjunctive use the District was doing back in 1916.

Director Emmerson informed the Board of Directors that the District bought water through Natoma Ditch Company from an aqueduct and the District operated wells.

Directors commented that they feel like they should table making a decision on this item and Director Emmerson's ideas and presentations should be discussed in a meeting with SGA and their consultant to discuss this. The consultant may already have a sense if these factors were integrated in.

Director Emmerson commented that the concept of previously banked water is a good one and he used to be against it. He now sees that there are benefits for CWD to having previously banked water but he thinks it has to be fair for all water districts across the board.

Directors inquired what the benefits were to having previously banked water.

Director Emmerson commented that he has a list of benefits and banked water is going to be based on the

availability of water in the aquifer on a water budget. He then mentioned that he would rather operate higher than the lower zone (minimum threshold) so there will not be a trigger.

Directors inquired as to what the General Manager thought on all this.

The General Manager informed the Board of Directors that SGMA was set at the 2015 standards and all the groundwater operators would like to have the levels be higher. The water needs to sustain businesses and population sizes and she believes that bringing the groundwater levels to the 1970's level would be hard to do in this area and most likely not even possible because there is not enough surface water.

Directors inquired if this item was urgent that it needed to be voted on today or if it could be tabled for a month.

The General Manager informed the Board of Directors that she does need direction since she will be asked whether the 53% is acceptable.

Director Emmerson commented that he is disappointed that they did not go back far enough to make the determination.

Directors commented that no matter what the study says, it is not going to change the operating level because that is in the groundwater sustainability plan which is going to be updated every 5 years and they are getting ready to update it now. They then commented that what was banked in the past, there is less and less of it that is left because it declines 5-10 percent a year. Therefore, what was banked in the 1940's or 1950's is negligible.

Directors commented that they could forward Director Emmerson's recommendations and they can incorporate it in the next analysis of the agreement. They then mentioned that they raised the issue to the consultant about having different percentages of banked water because each district has depleted the groundwater bank at different rates but this idea was passed over.

Directors commented that they are thinking forward and want to get the water bank up and operational. They mentioned that they are getting frustrated with the whole process and they think it is getting political.

M/S Selsky / Greenwood to approve the staff's recommendation and in addition, Director Emmerson's presentation and recommendations be shared with SGA and their consultant as soon as possible.

Ayes: Directors Greenwood and Selsky

Noes: None

Abstentions: Director Emmerson

Absent: Directors Nelson and Davis

Motion Passed

14. Carmichael Water District Standard Specifications and Details Revisions

Staff recommends that the Board of Directors approve the proposed changes and edits to the Carmichael Water District's Construction Improvement Standards.

Directors inquired if every District had its own specifications and if there was a standard list of specifications for the state that could be referenced to that would be up-to-date and consistent.

The General Manager informed the Board of Directors that the reason that every district has its own specifications is because they each have their own preferences

Directors commented that an agency could still reference a common spec but list out in their specific specification how it is used. They mentioned that in the specifications that are being used in CWD's standard specs are probably common in other agencies so they are inquiring as to why there is not a standard specification that could be referenced by multiple agencies.

The Engineering Manager informed the Board of Directors that there are general specifications like the Blue Book and CalTrans' specifications. Most of the standards included in CWD's specs are derived from AWWA standards. Although the standards are pulled from these agencies, there is still information specific to agencies CWD most commonly works with, like Sacramento County, which needs to be included in the specs.

Directors commented that they think there should be a statewide standard because of all the effort there is to keep up with all the changes in the market and is being duplicated by every agency within the state.

Directors commented that this could be something that RWA could take on for the region and/or county with the local AWWA chapter.

Directors inquired if it was difficult for staff to keep up with all the new specifications.

The Engineering Manager informed the Board of Directors that it is difficult but they do try to stay up-to-date. Some of the changed are due to new technology and materials and the availability of them. Ultimately, every entity is responsible for its work so the idea of doing regional standards would be more efficient but at the end of the day, CWD is responsible for their own standards and specs since we would be signing off on our projects. Fortunately, CWD has already had a set of standards and specs so it is mostly just updating them as they come which is not too hard.

Directors inquired if the standards and specs would be posted on CWD's website.

The General Manager informed the Board of Directors that it will be posted once approved.

Directors inquired if the entire document needed to be brought to the Board each time there are changes. They then suggested that only the changes be submitted to the Board as a consent item. The General Manager informed the Board of Directors that moving forward staff will only bring the changes to the Board for approval as a consent item.

M/S Selsky / Emmerson to approve the staff's recommendation.

Ayes: Directors Emmerson, Greenwood, and Selsky

Noes: None

Absent: Directors Nelson and Davis

Motion Passed Unanimously

15. Dugan Management & Engineering, Inc. (DME) Agreement Amendment No. [4] to Claremont Road and Fair Oaks Blvd at El Camino Ave Pipeline Capital Improvement Project (CIP)

Staff recommends that the Board of Directors authorize the General Manager to execute an Amendment No. 4 to the professional services agreement with DME for \$69,752 providing an amended total agreement cost not to exceed amount of \$404,757.

Directors inquired if this is mostly for the night shift work.

The Engineering Manager informed the Board of Directors that the increase is to hire an inspector for the night work and not because there is night work.

Directors inquired if the General Manager has authorization to approve contracts up to \$75,000.

The General Manager informed the Board of Directors that she does have that authorization but the reason this is being brought back to the Board is because it exceeds the original contract's not-to-exceed amount.

Directors commented that they feel like the General Manager has the authorization to approve this item and only has to notify the Board that they have done so.

The General Manager informed the Board of Directors that she does not feel comfortable doing that because it is exceeding the original not-to-exceed amount. If it were less than the original not-to-exceed amount then she would feel comfortable approving this and then notifying the Board afterwards.

M/S Emmerson / Greenwood to approve the staff's recommendation.

Ayes: Directors Emmerson, Greenwood, and Selsky

Noes: None

Absent: Directors Nelson and Davis

Motion Passed Unanimously

16. Fair Oaks Blvd. Overlay Project Valve Boxes Adjustments

Staff recommends that the Board of Directors approve a contract with Flowline Contractors, Inc. for \$177,232 and authorize the General Manager to execute an agreement with a 12.8% contingency of \$22,768, for a total not-to-exceed amount of \$200,000.

Directors commented that the traffic control was a big chunk of the total amount.

The General Manager informed the Board of Directors that the traffic control portion varies a lot within each bid.

M/S Emmerson / Selsky to approve the staff's recommendation.

Ayes: Directors Emmerson, Greenwood, and Selsky

Noes: None

Absent: Directors Nelson and Davis

Motion Passed Unanimously

17. Public Hearing – Compliance with New Legal Obligations on Vacancies and Recruitment and Retention Efforts

Staff recommends that the Board of Director receive and address public comment, if any, and hear and file information on District's vacancies during Fiscal Year 2024-2025.

Directors suggested having a public hearing.

The General Manager informed the Board of Directors that there was no proper advertisement for a public hearing based on the Government Code. This law did not require a formal public hearing according to the Government Code.

The Board President asked for public comment on this item.

There was no public comment.

M/S Greenwood / Emmerson to approve the staff's recommendation.

Ayes: Directors Emmerson, Greenwood, and Selsky

Noes: None

Absent: Directors Nelson and Davis

Motion Passed Unanimously

INFORMATIONAL ITEMS

18. September Informational Update for the La Vista Tank and Booster Pump Station Project

Directors commented that it is good news that the project is on track and thanked staff for the update.

COMMITTEE REPORTS

19. Regional Water Authority

Director Greenwood Reports Out.

Director Greenwood reported that he attended the meeting last Thursday. In that meeting, there was two main topics. The first was an update on the Watershed Resilience Pilot Project and the second was about the previously banked water.

20. Carmichael Chamber of Commerce Sacramento Ground Water Authority

Director Nelson Reports Out.

Director Nelson was not present.

21. Other Committee Report

Directors Report Out.

No reports.

STAFF REPORTS:

22. General Manager and District Activity Report – August 2025

Discussed with the Board.

Mr. Wallace inquired about the failed backflow device in the Production Department's report.

The Production Superintendent informed Mr. Wallace that the backflow devices are tested annually and if they fail we give the customers a notice to fix it within 30 days.

Mr. Wallace inquired if when they fail do they leak contaminants back into the water system.

The Production Superintendent informed Mr. Wallace that it does not because there two check valves in sequence so there is protection there even when one fails. Most of the times the device fail because there is a leak on one of those valves.

23. Director's Expense Reimbursement Summary – August 2025

No comments.

GENERAL CORRESPONDENCE/INFORMATION:

24. Director's Written and/or Oral Reports

No reports.

ADJOURNMENT: President Greenwood adjourned the meeting at: **8:25 p.m.**



Ron Greenwood, Board President



Cathy Lee, Board Secretary

