



**ANTELOPE VALLEY-EAST KERN WATER AGENCY  
 ANTELOPE VALLEY-EAST KERN WATER AGENCY FINANCING AUTHORITY  
REGULAR BOARD MEETING AGENDA & PUBLIC HEARING**

**TUESDAY, MARCH 22, 2022, AT 5:30 PM**

**Teleconference: (669) 900-6833; ID No. 8 9 4 3 5 7 2 7 6 5 7; PASSCODE: 0**

**Video Conference:**

<https://us02web.zoom.us/j/89435727657?pwd=ak1XbmprdfBUQnRZOWszWU91VHdyUT09>

***\*\*Please mute audio at all times unless speaking\*\****

**1. CALL TO ORDER**

- 2. ROLL CALL:** Division 7 – **Gary Van Dam** \_\_\_\_\_; Division 6 – **Audrey T. Miller** \_\_\_\_\_;  
 Division 5 – **Robert Parris** \_\_\_\_\_; Division 4 – **George M. Lane** \_\_\_\_\_; Division 1 –  
**Shelley Sorsabal** \_\_\_\_\_; Division 3 – **Frank Donato** \_\_\_\_\_; Division 2 – **Keith Dyas** \_\_\_\_\_

**OFFICERS:** General Manager – **Dwayne Chisam**; Attorney – **Jim Markman/Tilden Kim**;  
 Board Secretary/Treasurer – **Holly Hughes**

- 3. VOLUNTARY PUBLIC ROLL-CALL** – If any member of the public wishes to introduce themselves, please feel free to do so now.

- 4. PUBLIC COMMENTS AND PERIOD OPEN TO THE PUBLIC** – If anyone wishes to address the board on any item not on the agenda, please feel free to do so now.

**5. ADOPTION OF AGENDA**

5(a-1)	Adoption of Agenda for Board Meeting of March 22, 2022	Board Order 5(a-1)
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**6. CLOSED SESSION**

Closed Session – Conference with Legal Counsel regarding potential litigation – potential initiation of litigation regarding foreclosure on delinquent taxes for Antelope Valley-East Kern Water Agency Community Facilities District No. 90-1; pursuant to Government Code Section §54956.9(c)

**7. CLOSED SESSION ANNOUNCEMENTS**

- 8. CONSENT CALENDAR** – The public and board shall have an opportunity to comment on any action item(s) on the Consent Calendar as the Consent Calendar is considered collectively by the Board of Directors prior to action being taken.

**Page**

8(a-1)	Approve Minutes of the Special Board Meeting of February 15, 2022	Board Order 8(a-1)	5
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8(a-2)	Approve Minutes of the Regular Board Meeting and Public Hearing of February 22, 2022	Board Order 8(a-2)	7
8(a-3)	Accept and file the Check Register Lists from February 26, 2022, through March 10, 2022 (Finance Committee Review – 03/21/22)	Board Order 8(a-3)	13
8(a-4)	Accept and file the Treasurer’s Report for the month ending February 28, 2022 (Finance Committee Review – 03/21/22)	Board Order 8(a-4)	21

**9. ITEM(S) FOR CONSIDERATION AND POSSIBLE ACTION**

**a. Redistricting Committee ad-hoc GL/KD/FD Page**

9(a-1)	<b><u>Public Hearing Regarding Redistricting at 6:00 p.m.</u></b>		37
	<ul style="list-style-type: none"> <li>a. Open Public Hearing @ _____ p.m. via Roll Call</li> <li>b. Process Review and Map Presentation by Chris Jones, Redistricting Consultant</li> <li>c. Public Comments</li> <li>d. Board of Directors Comments</li> <li>e. Close Public Hearing @ _____ p.m. via Roll Call</li> </ul>		
9(a-2)	Consideration and possible action on Resolution No. R-22-07 being a resolution Adjusting the Boundaries of the Agency’s Seven Directorial Divisions as Proposed and Recommended (General Manager Chisam)	Board Order 9(a-2)	47

**b. Personnel/Legal/JPIA Committee (RP/SS/AM) 03/02/22 Page**

9(b-1)	Consideration and possible to adopt Resolution No. R-22-08 being a resolution of the Board of Directors of the Antelope Valley-East Kern Water Agency acting as the governing body of its Community Facilities District ordering judicial foreclosure of delinquent special taxes pursuant to the Mello-Roos Community Facilities Act of 1982, and authorizing counsel to institute judicial foreclosure actions (General Manager Chisam)	Board Order 9(b-1)	51
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**c. Finance Committee (FD/KD/SS) 03/21/22 Page**

9(c-1)	Consideration and possible action to approve a purchase order with R&B Automation for the replacement of (6) Filter Influent Valves at the Quartz Hill Water Treatment Plant (Budget No. ER22-09) in the not-to-exceed amount of \$114,229.33 (Budgeted; Operations Manager Bozigian)	Board Order 9(c-1)	63
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9(c-2)	Consideration and possible action to approve a purchase order with R&B Automation for the replacement of (2) Filter Effluent Valve at the Rosamond Water Treatment Plant (Budget No. ER22-11) in the not-to-exceed amount of \$50,117.66 (Budgeted; Operations Manager Bozigian)	Board Order 9(c-2)	67
9(c-3)	Consideration and possible action to approve a purchase order with Brax Process and Pump Equipment for the replacement of (1) Leona Valley Pump Station Vertical Turbine Pump (Budget No. ER22-06) in the not-to-exceed amount of \$48,347.25 (Budgeted; Operations Manager Bozigian)	Board Order 9(c-3)	71

**d. Watermaster Committee (RP/FD/GL) 03/15/22 Page**

9(d-1)	Review and provide guidance for AVEK’s Watermaster Representative for AV Watermaster Meeting of 3/23/22 (Assistant General Manager Knudson)	Board Order 9(d-1)	75
9(d-2)	Consideration and possible action on draft Request for Proposals for recruitment of Watermaster Administrator and Administrative Staff (Assistant General Manager Knudson)	Board Order 9(d-2)	79

**10. GENERAL MANAGER’S REPORT ON WATER SUPPLY, PROJECTS, AND PROGRAM**

**11. DIRECTOR REPORTS**

**12. ATTORNEY REPORT**

**13. REQUEST FOR FUTURE AGENDA ITEMS**

**14. CLOSED SESSION**

- a. *Possible* Closed session pursuant to Government Code Section 54956.8  
Conference with Real Property Negotiators

Property: APN’s: 3275-021-003, 3275-021-004, 3275-021-008, 3275-021-011, 3275-021-015, 3275-021-027, 3275-021-028, 3275-021-030, 3275-021-035, 3275-021-038, 3275-021-039, and 3275-021-040.

Agency Negotiator: General Manager Dwayne Chisam

Negotiating parties: AVEK and Ariel and Edna Braza, Marco and Estela Segui; Abraham L and Francisca T. Castillo; Mohammadnejat Davoodian, Kobra Sofavi, Bill Chuan, Kelly Yip, Arley Wolf; Hector Lopez, Maura Lopez, Armando Funes, Ruth Funes; Man Leung Ng, Quang Thanh Su, Ellen Tam Su, Wing Kit Law, Steve B Phui, Nhi M.

Vong-Phui; Jumayde N Paayas and Editha T Paayas; Raquel Sisayan LLC; Raquel Sisayan LLC, Steven G Johnson and Stephanie A Johnson; Elizabeth Y Tan, Maria Isabella T Santos, Juan Emanuel T Santos; Danny C Vidamo and Aida S Vidamo.

Under negotiation: Price and terms of payment for possible purchase

- b. *Possible* Closed Session – Conference with Legal Counsel – Existing Litigation, to which the local agency is a party pursuant to Government Code Section 54956.9(d)(1), one case, *CV Communities, LLC v. Antelope Valley-East Kern Water Agency*, Los Angeles County Superior Court Case No. 20STCV10953.
- c. *Possible* Closed Session pursuant to Government Code Section 54956.8  
CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Property: 2227 +/- acres located at 16700 Lancaster Rd, Lancaster, CA 93536  
Agency negotiators: Dwayne Chisam, General Manager  
Negotiating Parties: Healy Enterprises, Inc.  
Under negotiation: Price and terms of payment

## **15. CLOSED SESSION ANNOUNCEMENTS**

## **16. ADJOURN TO A BOARD MEETING SCHEDULED FOR TUESDAY, APRIL 12, 2022, AT 5:30 P.M.**

**Note:** The Board reserves the right to discuss and/or act on all the above agenda items.

### **NOTICES**

Any person may make a request for a disability-related modification or accommodation needed for that person to be able to participate in the public meeting by telephoning (661) 943-3201 or writing to Antelope Valley-East Kern Water Agency at 6450 West Avenue N, Palmdale, CA 93551. Requests must specify the nature of the disability and the type of accommodation requested. A telephone number or other contact information should be included so that Agency staff may discuss appropriate arrangements. Persons requesting a disability-related accommodation should make the request with adequate time before the meeting for the Agency to provide the requested accommodation.

A complete agenda packet containing all accompanying reports for this agenda is available by contacting the Board Secretary-Treasurer at [hhughes@avek.org](mailto:hhughes@avek.org) or (661) 943-3201. Board meetings are subject to audio recording.

Posted: March 18, 2022, at 5:00 p.m. by Holly Hughes, Board Secretary-Treasurer