



**Cabazon Water District**  
14618 Broadway Street • P.O. Box 297  
Cabazon, California 92230

## **FINANCE & AUDIT COMMITTEE MEETING**

### **AGENDA**

#### **Meeting Location:**

Cabazon Water District Office  
14618 Broadway Street  
Cabazon, California 92230

#### **Teleconference:**

Dial-in #: 978-990-5321  
Access Code: 117188

#### **Meeting Date:**

Tuesday, August 17, 2021 – 5:00 PM

**CALL TO ORDER,**  
**PLEDGE OF ALLEGIANCE,**  
**ROLL CALL**  
**FINANCE & AUDIT COMMITTEE**

1. Discussion: Finance & Audit Committee Report
  - Balance Sheet
  - Profit and Loss Budget Comparison
2. Finance & Audit Committee District Payables Review and Approval/Signing

### **PUBLIC COMMENT**

Any person may address the Board of Directors at this time on any matter within the subject matter jurisdiction of the Cabazon Water District; however, any matter that requires action will be referred to staff for investigation and reported at a subsequent Board of Directors meeting. The Board of Directors is prohibited by law from discussing or taking immediate action on items during this public comment period. To comment on specific agenda items, please advise the Board secretary prior to the meeting. Each public comment will be limited to three (3) minutes. Individuals may not give their time away to another spokesperson. After two (2) minutes, the speaker will be notified that he/she has one (1) minute remaining. AB 1234 ORAL REPORTS (Gov. Code Sec. 53232.3(d))

### **ADJOURNMENT**

#### **ADA Compliance Issues**

In compliance with the Americans with Disabilities Act & Government Code Section 54954.2, if special assistance is needed to participate in a Board meeting, please contact the Clerk of the Board at (951) 849-4442. Notification of at least 48 hours prior to meeting time will assist staff in assuring that reasonable arrangements can be made to provide accessibility at the meeting.



**Cabazon Water District**  
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## **REGULAR BOARD MEETING**

### **AGENDA**

**Meeting Location:**  
Cabazon Water District Office  
14618 Broadway Street  
Cabazon, California 92230

**Teleconference:**  
Dial-in #: 978-990-5321  
Access Code: 117188  
Email: [info@cabazonwater.org](mailto:info@cabazonwater.org)

**Meeting Date:**  
Tuesday, August 17, 2021 – 6:00 PM

#### **CALL TO ORDER**

#### **PLEDGE OF ALLEGIANCE**

#### **REMEMBRANCE OF OUR SERVICE MEN AND WOMEN**

#### **ROLL CALL**

#### **CONSENT CALENDAR**

All matters in this category are considered to be consistent with the Board/District goals, District Policies and Regulations adopted and/or approved by the Board of Directors, and will be enacted in one motion. There will be no separate discussion of these items. If discussion is required, items may be removed from the consent calendar and will be considered separately.

1. **Approval of:**
  - a. Finance and Audit Committee Meeting Minutes and Warrants of July 20, 2021
  - b. Regular Board Meeting Minutes and Warrants of July 20, 2021
  - c. Special Board Meeting Minutes of August 4, 2021
2. **Warrants – None**
3. **Awards of Contracts – None**

#### **UPDATES**

1. **Update:** **San Gorgonio Pass Regional Water Alliance Update**  
(by Director Morris)

2. Update: Manager's Operations Report (by GM Louie)

**CLOSED SESSION**

1. Discussion: GSA Updates  
(Proctor by Mr. Chuck Krieger and comments by Mr. Steve Anderson)

**OPEN SESSION**

Discussion/Action: Report Action Taken to the Public

**NEW BUSINESS**

1. Discussion/Action: Chick-fil-A - Mrs. Kelsey Wu and/or representative requesting a waiver of recommended location of water service connection (by GM Louie and Chuck Krieger)  
[TAB 1]
2. Discussion/Action: Well No.1 Rehab - Recommendation of Acceptance of Contract Work (by Chuck Krieger)  
[TAB 2]
3. Discussion: Updates on test well sites (by GM Louie and Chuck Krieger)  
[TAB 3]
4. Discussion: Production Well #4 Rehabilitation & Upgrade (GM Louie)  
[TAB 4]
5. Discussion/Action: Update on American Recovery Plan Act (ARPA) (by GM Louie)  
[TAB 5]

**OLD BUSINESS**

1. Discussion/ Action: Draft Contract for drilling of test well – Charles Ripps (by GM Louie)  
[TAB 6]
  2. Discussion/ Action: Paul Oshideri – Address concerns with the Board (by Chairman Lynk & the Board)  
[TAB 7]
  3. Discussion/Action: Approval for Director Lynk's previous badge to be embedded in lucite and released to Director Lynk (by the GM Louie, Vice Chair Wargo, & the Board)  
[TAB 8]
- History of the Cabazon Water District's issuance of badges. The vendor is Dekker Design Plastic – Crystal-Like Products – Chatsworth, California.

**CLOSED SESSION**

1. Discussion: SEIU/ MOU – Discussion of Union proposals
2. Discussion/Action: GM Evaluation

**OPEN SESSION**

Discussion/Action: Report Action Taken to the Public

## PUBLIC COMMENTS

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## GENERAL MANAGER/BOARD COMMENTS

### 1. Future Agenda Items

The Board Chair or the majority of the Board may direct staff to investigate and report back to an individual(s) and the Board on matters suggested or direct the General Manager/Board Secretary to place the matter on a future Board meeting.

- Suggested agenda items from the Public.
- Suggested agenda items from Management.
- Suggested agenda items from Board Members.

### 2. Management Comments

Staff members may speak on items of information not requiring comment or discussion to the Board and public. Topics which may be included on a future meeting agenda may be presented but cannot be discussed. (3 minutes)

### 3. Board Member Comments

Board members may speak on items of information not requiring comment or discussion to the Board and public. (3 minutes)

## MISCELLANEOUS

### 1. Future Board Items/Next Board Meeting Date(s)

- a. Finance & Audit Workshop – Tuesday – September 21, 2021, 5:00 pm
- b. Regular Board Meeting – Tuesday – September 21, 2021, 6:00 pm
- c. Personnel Committee – None
- d. San Gorgonio Pass Regional Water Alliance – Meeting – Wednesday, August 25, 2021, 5:00 pm

## ADJOURNMENT

### ADA Compliance Issues

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**Cabazon Water District**  
14618 Broadway Street • P.O. Box 297  
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**FINANCE & AUDIT COMMITTEE MEETING**

**MINUTES**

**Meeting Location:**  
Cabazon Water District Office  
14618 Broadway Street  
Cabazon, California 92230

**Teleconference:**  
Dial-in #: 978-990-5321  
Access Code: 117188

**Meeting Date:**  
Tuesday, July 20, 2021 – 5:00 PM

**CALL TO ORDER**  
**PLEDGE OF ALLEGIANCE**  
**ROLL CALL**

**Director Wargo - Present**  
**Director Sanderson – Absent**

**Calvin Louie, General Manager - Present**  
**Evelyn Aguilar, Board Secretary - Present**

**\*Note: This meeting was recorded by the District**

**FINANCE & AUDIT COMMITTEE**

1. Discussion: Finance & Audit Committee Report
  - Balance Sheet
- Profit and Loss Budget Comparison
2. Finance & Audit Committee District Payables Review and Approval/Signing

**Main Reports:**

- Balance Sheet – depicts what the District owns and what the District owes.

- Profit & Loss – shows monthly revenue and expenses.
- Profit & Loss Budget Performance – shows how the District is performing against the budget, and the condition of the District fiscal year to date.

**Balance Sheet:** The District's combined Cash with Chase and LAIF balance was \$987,952 at month end. The District's total liabilities were approximately \$955,396 at month end.

**Profit and Loss:** - Year to date is 100% of the year

**1. Revenues:** begins the section of District revenues.

**3. Base Rate:** This is the flat, fixed monthly charge to all residents for water service. YTD ended at 84% due to new rate structure.

**4. Commodity Sales:** This is variable income from water consumption charges. YTD is over budget due to increased consumption and new rate structure.

**14. Total Operating Income:** Outlines the total revenues earned from District operations.

**21. Total Revenues:** Outlines the combined total of Operating and Non-Operating Revenues, which ended at 108%.

**27. Business Admin Manager:** The amount of wages attributable to the Business Admin Manager. YTD ended at 75% due to resignation of Business Admin Manager.

**38. Total Payroll:** Summarizes the District's total payroll expenses. This ended at slightly less than expected at 91%.

**43. Utilities Wells:** This account includes the electricity costs relating to District wells and pumping activity. YTD ended above budget due to increased pumping due to increased water demand.

**47. Engineering Services:** This account includes the engineering costs for District activities. YTD ended over budget due to an unexpected amount of new development and the tank rehabilitation project.

**49. Total Facilities, Wells, T&D:** Summarizes total operating expense relating to facilities, wells, transmission & distribution. Overall ended at 123%.

**55. Total Utilities – Office:** Summarizes total utilities expense for the District office. This section ended under budget at 93%.

**69. Total Office Expenses:** Summarizes total District office expenses. The only expenses that went over what was expected were the Water Billing system, and Postage. Overall, this section was below budget at 87%.

**78. Total Support Services:** Summarizes total expenses relating to District support services. These costs ended under budget at 80%.

**85. Safety:** This account includes safety equipment purchases. YTD activity is a safety harness purchased in November for \$1.3k.

**87. Equipment Rental:** This account includes equipment rental expenses incurred by the district. YTD ended over budget due to traffic control equipment rentals related to water line emergency repairs.

**90. Total Service Tools & Equipment:** Summarizes total expenses for service tools & equipment. This section ended below budget at 77%.

**96. Miscellaneous:** This account includes other non-operating expenses. YTD ended over budget because of Covid-19 testing for employees performed in October and December.

**97. Total Non-Operating Expenses:** Summarizes the total amount of non-operating expenses incurred by the District. These costs were slightly more than anticipated at 102%.

**104. Well & Tank Repairs:** Budget in this account includes Well and Tank #1 rehabilitation. YTD ended over budget due to higher than anticipated rehabilitation costs.

**105. Total Capital Projects:** Summarizes total District expense for capital projects. Overall, these costs were at 116% by year end.

As of June 30th, the fiscal year-to-date net loss is (\$136,424), which was only 52% of the expected (\$264,000) net loss.

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**ADJOURNMENT**

Motion to adjourn at 17:20 Hr. made by Director Wargo.

\*There were no other Directors present to second this motion.

Director Wargo - Aye

Director Sanderson - Absent

Meeting adjourned at 17:20 Hr. on Tuesday, July 20, 2021

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Robert Lynk, Board Chair  
Board of Directors  
Cabazon Water District

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Evelyn Aguilar, Secretary  
Board of Directors  
Cabazon Water District

**ADA Compliance Issues**

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**REGULAR BOARD MEETING**

**MINUTES**

**Meeting Location:**  
14618 Broadway St.  
Cabazon, CA 92230

**Teleconference:**  
Dial-in #: 978-990-5321  
Access Code: 117188  
Email: [info@cabazonwater.org](mailto:info@cabazonwater.org)

**Meeting Date:**  
Tuesday, July 20, 2021 – 6:00 PM

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**REMEMBRANCE OF OUR SERVICE MEN AND WOMEN**

**ROLL CALL**

Director Martin Sanderson - Absent  
Director Diana Morris - Absent  
Director Sarah Wargo - Present  
Director Terry Tincher - Present  
Director Robert Lynk - Present

Calvin Louie, General Manager - Present  
Evelyn Aguilar, Board Secretary - Present

**Note: This meeting was recorded by the District**

**CONSENT CALENDAR**

All matters in this category are considered to be consistent with the Board/District goals, District Policies and Regulations adopted and/or approved by the Board of Directors, and will be enacted in one motion. There will be no separate discussion of these items. If discussion is required, items may be removed from the consent calendar and will be considered separately.



1. Approval of:
  - a. Finance and Audit Committee Meeting Minutes of June 15, 2021
  - b. Regular Board Meeting Minutes of June 15, 2021

Motion to approve following consent calendar item(s) (a.) Finance and Audit Committee Meeting Minutes of June 15, 2021, and (b.) Regular Board Meeting Minutes of June 15, 2021, made by Director Wargo and 2<sup>nd</sup> by Director Lynk.

Director Sanderson - Absent  
Director Morris - Absent  
Director Wargo - Aye  
Director Tincher - Aye  
Director Lynk - Aye

2. Warrants – None
3. Awards of Contracts – None

#### UPDATES

1. Update: **San Gorgonio Pass Regional Water Alliance Update (Director Morris)**
  - Director Morris was not present to provide an update, but GM Louie stated there was nothing to report.
2. Update: **Manager's Operations Report (by GM Louie)**
  - No Public Safety Power Shutoffs. There was an API event on 07/09/2021. This did not cause any interruptions in operations. There was also a CAISO Flex alert ordered by Governor Newsom, suspending certain use of backup generators on 07/10/2021.
  - COVID-19 update: The district Lobby is now open. Face masks are optional for vaccinated individuals.
  - On 06/29/2021, District staff met with Engineering to discuss the following topics:
    - Main St./Pecan Ave. Yard – The District has been in contact with the County of Riverside for over a year, but hasn't had much progress. Russ Romeyn of K&S was appointed to take the lead on this project, and has performed a Green Tag inspection on the property.
    - Location for Test Well – The US Geological Survey (USGS) recommended that the test well be placed on the northern side of town, due to high nitrates in the southeast part of town. Directors Lynk and Tincher stated that he knows some property owners who might allow a test well to be drilled on their property.  
The Board had concerns about this location, since there is currently only one pipeline leading from the wells to the east part of town. The Board asked GM Louie to get information on the tests done by USGS, or to perform tests on the east side of town, to see if nitrates are still high in that area.
    - Tesla Battery - Keith from Legend stated that the original proposed site of the battery would be acceptable.  
GM Louie suggested removing the generator at Well #2, since he stated it is a financial burden to the District. Director Lynk recommended that this be discussed after the battery is installed.
    - GSA Updates – Engineering and Legal will hold a "workshop" at the August Board Meeting, to re-educate the board about the Groundwater Sustainability Agencies.
  - Broken gate valve on Broadway – Being coordinated with the county to schedule repairs.
  - Leak on Lois - Repaired
  - Leak on Mojave - Repaired
  - Leak on the road to Well #1 – 10" coupler was purchased, but repair is not completed yet.

- Well #1 update: Legend received negative coliform test results. The District flushed the well over the weekend (07/09/21-07/12/21). On Tuesday morning, the well started up, but shut down after a few minutes. The Field Crew was unable to get it started again. Tess Electric examined the control panel, and discovered that the problem is likely the pump shaft. Keith from Legend stated that it might be "sand locked". Engineering says the only option is to remove the pump, and disassemble the bowls to determine the problem.
- On 07/01/2021, a fire was reported on Peach St. GM Louie responded to cut the lock on the Fire Hydrant for Fire personnel. Director Wargo shared her concerns about the locks delaying the Fire Fighters, and questioned if the Fire Department has keys to the hydrants, or bolt cutters on their trucks. GM Louie said the local Fire Department has keys, but if another Department responds, they would need to cut the lock. The water at this address was supposed to be shut off earlier in the day (after the fire), but wasn't turned off correctly, so the GM had to respond after hours to turn it off. There will be no charge for the after-hours service.
- On 07/14/2021, during construction at the old Wheel Inn restaurant, a leak was discovered across the street. This was likely caused by the construction on this project. Further investigation will be done.
- Several years ago, the District agreed to restore the service lateral for a Steve Thomas. He recently inquired with GM Louie about this. GM Louie is looking into this.
- A short break was taken from 19:12 hr. until 19:17 hr.

#### OLD BUSINESS

1. **Discussion/Action: Customer Concern – Paul Oshideri – Address his concerns with the Board. (by Mr. Oshideri)**
  - Mr. Oshideri was not present. The Board Secretary stated that she emailed him the previous Thursday, and left a voicemail on his phone the day before the meeting, reminding him of his place on the Agenda.
2. **Discussion: Draft Contract for drilling of test well – Charles Ripps (by GM Louie)**
  - Charles Ripps had drafted an Agreement, offering his property as a location for the test well. As stated in the Manager report, USGS recommended the well be drilled on the North side of town. The Board requested that the GM obtain information regarding the tests done by USGS, and/or get tests done on the East side of town to determine if there are still high nitrates in that area.

#### NEW BUSINESS

1. **Discussion/ Action: Approval for Director Lynk's previous badge to be embedded in lucite and released to Director Lynk. (by the GM Louie, Vice Chair Wargo, and the Board)**

History of the Cabazon Water District's issuance of badges. The vendor is Dekker Design Plastic – Crystal-Like Products – Chatsworth, California.

- Since it would be a conflict of interest if Director Lynk were to vote on this item, it was decided to table this item until more Directors are present.
2. **Discussion/Action: Determine a date and time for Special Meeting regarding Annual Standby Charges (by Board Secretary Aguilar, chairman Lynk, & the Board of Directors)**

**Motion to approve the Special Meeting regarding Standby charges to be held on August 4, 2021, at 3:00 pm made by Director Wargo and 2<sup>nd</sup> by Director Tincher.**

**Director Sanderson - Absent  
Director Morris – Absent  
Director Wargo - Aye  
Director Tincher - Aye  
Director Lynk – Aye**

**CLOSED SESSION**

**1. Discussion/Action: General Manager Performance Evaluation**

- This item was tabled for the August meeting, so that the other Directors could share their input as well.

**PUBLIC COMMENTS**

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**GENERAL MANAGER/BOARD COMMENTS**

**1. Future Agenda Items**

The Board Chair or the majority of the Board may direct staff to investigate and report back to an individual(s) and the Board on matters suggested or direct the General Manager/Board Secretary to place the matter on a future Board meeting.

- Suggested agenda items from the Public.
- Suggested agenda items from Management.
- The GM Evaluation is being tabled for the August Meeting
- Engineering and Legal plan to hold a series of workshops informing the Board about the Groundwater Sustainability Agencies, starting at the August Meeting
  - Suggested agenda items from Board Members.
- The Board requested that GM Louie obtain information from USGS on their testing for the East side of town, so that the location for the test well and Mr. Ripps agreement can be discussed more thoroughly.

**2. Management Comments**

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3. Board Member Comments

Board members may speak on items of information not requiring comment or discussion to the Board and public. (3 minutes)

- Director Wargo shared that the net loss for FY 20/21 came out to only 52% of what was expected.

**MISCELLANEOUS**

1. Future Board Items/Next Board Meeting Date(s)

- a. Finance & Audit Workshop – Tuesday – August 17, 2021, 5:00 pm
- b. Regular Board Meeting – Tuesday – August 17, 2021, 6:00 pm
- c. Personnel Committee – None
- d. San Geronio Pass Regional Water Alliance – Meeting – Wednesday – July 28, 2021 – 5:00 pm

**ADJOURNMENT**

Motion to adjourn at 19:33 hr. made by Director Wargo and 2<sup>nd</sup> by Director Tincher.

Director Sanderson - Absent  
Director Morris - Absent  
Director Wargo - Aye  
Director Tincher - Aye  
Director Lynk - Aye

Meeting adjourned at 19:33 hr. on Tuesday, July 20, 2021

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Robert Lynk, Board Chair  
Board of Directors  
Cabazon Water District

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Evelyn Aguilar, Secretary  
Board of Directors  
Cabazon Water District

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**Cabazon Water District**  
14618 Broadway Street • P.O. Box 297  
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**SPECIAL BOARD MEETING**

**MINUTES**

**Meeting Location:**

14618 Broadway St.  
Cabazon, CA 92230

**Teleconference:**

Dial-in #: 978-990-5321  
Access Code: 117188  
Email: [info@cabazonwater.org](mailto:info@cabazonwater.org)

**Meeting Date:**

Wednesday, August 4, 2021 – 3:00 PM

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**REMEMBRANCE OF OUR SERVICE MEN AND WOMEN**

**ROLL CALL**

**Director Martin Sanderson - Present**

**Director Diana Morris - Present**

**Director Sarah Wargo - Present**

**Director Terry Tincher - Present**

**Director Robert Lynk - Present**

**Calvin Louie, General Manager - Present**

**Evelyn Aguilar, Board Secretary - Present**

**Note: This meeting was recorded by the District**

- 1. Discussion/Action: Approval of Resolution 01-2021: Fixing water Standby Assessments for Fiscal Year 2021-2022**

**Motion to approve Resolution 01-2021: Fixing water Standby Assessments Fiscal Year 2021-2022 made by Director Wargo and 2<sup>nd</sup> by Director Sanderson.**

Director Sanderson - Aye  
Director Morris - Aye  
Director Wargo - Aye  
Director Tincher - Aye  
Director Lynk - Aye

**2. Discussion/Action: Production Well #2 update on repairs and approval for Production Well #4 rehabilitation (by GM Louie)**

- Well #1 update: Legend needs to rent a crane to determine cause of the pump motor issue. Could be 2-3 weeks.
- Well #2 coupler on the sodium hypochlorite pump cracked, and caused the chemical to spray all over the electrical units in the pump house, shutting down the Well.
- Tess Electric anticipated repair costs to be up to \$40,000
- GM Louie called Director Lynk and Director Wargo to obtain permission to proceed with repairs to this Well, due the fact that the District was down to only one functional Well (Well #5).
- Mike Beebe of Tess Electric ordered a new soft-starter from Tennessee, with anticipation of it arriving on Friday, July 30. Shipping was delayed, so the soft-starter from Well #1 was moved to Well #2. The cost of this part and labor is estimated to be around \$17,033.
- Director Lynk suggested ordering a spare soft-starter that would be compatible with all of the Wells, in case of another emergency. Other potential methods to prevent another incident like this were discussed.
- GM Louie asked the Board to approve \$200,000 to resume the rehabilitation of Well #4, to be prepared in case of an emergency. The only known costs were from Legend for around \$105,000. This would not include costs to upgrade the outdated electrical units, add SCADA, and other fees.
- GM Louie stated he was going through the budget with BAA Aguilar, to determine what could be trimmed down.

**This item was tabled for a future meeting, once a more accurate estimate is determined, and once the budget is more thoroughly discussed.**

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**GENERAL MANAGER/BOARD COMMENTS**

**1. Future Agenda Items**

**The Board Chair or the majority of the Board may direct staff to investigate and report back to an individual(s) and the Board on matters suggested or direct the General Manager/Board Secretary to place the matter on a future Board meeting.**

- Suggested agenda items from the Public.
- Suggested agenda items from Management.
- Suggested agenda items from Board Members.

**2. Management Comments**

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**3. Board Member Comments**

Board members may speak on items of information not requiring comment or discussion to the Board and public. (3 minutes)

**MISCELLANEOUS**

**1. Future Board Items/Next Board Meeting Date(s)**

- a. Finance & Audit Workshop – Tuesday – August 17, 2021, 5:00 pm
- b. Regular Board Meeting – Tuesday – August 17, 2021, 6:00 pm
- c. Personnel Committee – None
- d. San Gorgonio Pass Regional Water Alliance – Alliance Meeting – Wednesday – August 25, 2021

**ADJOURNMENT**

Motion to adjourn at 1530 hr. made by Director Morris and 2<sup>nd</sup> by Director Tincher.

Director Sanderson - Aye  
Director Morris - Aye  
Director Wargo - Aye  
Director Tincher - Aye  
Director Lynk - Aye

Meeting adjourned at 1530 hr. on Wednesday, August 4, 2021.

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Robert Lynk, Board Chair  
Board of Directors  
Cabazon Water District

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Evelyn Aguilar, Secretary  
Board of Directors  
Cabazon Water District

**ADA Compliance Issues**

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**Cabazon Water District**  
**Balance Sheet**  
July 31, 2021

		<b>July 31, 21</b>	
<b>1</b>	<b>ASSETS</b>		
2	Current Assets		
3	Checking/Savings	193,989	193,989 Chase
4	Accounts Receivable	275,946	826,623 LAIF
5	LAIF	826,623	<u>\$ 1,020,612</u> Cash & LAIF
6	Bank of NY Trustee Accounts	64,984	
7	Prepaid Expenses	25,276	
8	Inventory	94,015	
9	<b>Total Current Assets</b>	<b>1,495,878</b>	
10	Fixed Assets		
11	Total Fixed Assets	13,130,969	
12	Accumulated Depreciation	(5,993,048)	
13	<b>Net Fixed Assets</b>	<b>7,137,921</b>	
14	<b>TOTAL ASSETS</b>	<b>\$ 8,633,799</b>	
15	<b>LIABILITIES &amp; EQUITY</b>		
16	Liabilities		
17	Current Liabilities		
18	Accounts Payable	\$ 37,667	
19	Other Current Liabilities		
20	Misc. Short Term Liability		
21	Customer Deposits	12,436	
22	DWR-HS Payable - Current	40,763	
23	Current Portion Zion's Bank Loan	82,872	
24	Accrued Expenses	28,567	
25	<b>Total Current Liabilities</b>	<b>214,553</b>	
26	Long Term Liabilities		
27	DWR-H Loan Payable (2026)	238,187	
28	Zion's Bank Long Term (2023)	172,026	
29	RCEDA Loan Payable	300,000	
30	<b>Total Long Term Liabilities</b>	<b>710,213</b>	
31	<b>Total Liabilities</b>	<b>924,766</b>	
32	Total Equity	7,709,033	
33	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$ 8,633,799</b>	

\*No assurance provided on these financial statements. These financial statements do not include a statement of cash flows. Substantially all disclosures required by accounting principles generally accepted in the United States not included.



**Cabazon Water District**  
**Profit & Loss**  
July 1, 2021 - July 31, 2021

	Jul-21	Current YTD	FY 21/22 Budget	YTD (8%)
<b>1 REVENUES</b>				
<b>2 OPERATING INCOME</b>				
3 Base Rate - Water Bills	\$ 43,503	\$ 43,503	\$ 522,400	8%
4 Commodity Sales	100,135	100,135	800,900	13%
5 DHPO Contract	16,860	16,860	180,800	9%
6 Fire Sales - Water Bills	261	261	5,600	5%
7 Penalty Fees - Water Bills	729	729	-	0%
8 New Account Fees - Water Bills	185	185	2,400	8%
9 Incident Fees	250	250	-	0%
10 Returned Check Fees	90	90	200	45%
11 Basic Facilities Fee	27,412	27,412	10,000	274%
12 Stand By Fees - Tax Revenue	-	-	126,800	0%
<b>13 TOTAL OPERATING INCOME</b>	<b>189,425</b>	<b>189,425</b>	<b>1,649,100</b>	<b>11%</b>
<b>14 NON-OPERATING INCOME</b>				
15 Property Taxes	-	-	74,000	0%
16 Cell Tower Lease Income	2,172	2,172	26,100	8%
17 Miscellaneous Non-Operating Income	6,217	6,217	-	0%
18 Interest Income	-	0	2,200	0%
<b>19 TOTAL NON-OPERATING INCOME</b>	<b>8,389</b>	<b>8,389</b>	<b>102,300</b>	<b>8%</b>
<b>20 TOTAL REVENUES</b>	<b>197,814</b>	<b>197,814</b>	<b>1,751,400</b>	<b>11%</b>
<b>21 EXPENSES</b>				
<b>22 PAYROLL &amp; BENEFITS</b>				
23 Directors Fees	600	600	15,000	4%
24 Management & Customer Service				
25 Customer Accounts	4,192	4,192	55,900	7%
26 Business Admin Assistant	2,735	2,735	36,200	8%
27 General Manager	6,862	6,862	97,800	7%
28 Total Management & Customer Service	13,790	13,790	189,900	7%
29 Field Workers	9,694	9,694	161,400	6%
30 Employee Benefits Expense				
31 Workers Compensation	1,014	1,014	6,200	16%
32 Employee Health Care	4,390	4,390	66,200	7%
33 Pension	4,346	4,346	75,200	6%
34 Total Employee Benefits Expense	9,749	9,749	147,600	7%
35 Payroll Taxes	2,322	2,322	29,000	8%
<b>36 TOTAL PAYROLL &amp; BENEFITS</b>	<b>36,155</b>	<b>36,155</b>	<b>542,900</b>	<b>7%</b>

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**Cabazon Water District**  
**Profit & Loss**  
July 1, 2021 - July 31, 2021

		Jul-21	Current YTD	FY 21/22 Budget	YTD (8%)
37	<b>OPERATIONAL EXPENSES</b>				
38	Facilities, Wells, T&D				
39	Lab Fees	850	850	9,100	9%
40	Meters	-	-	4,900	0%
41	Utilities - Wells	4,616	4,616	103,300	4%
42	Line R&M Materials	109	109	52,000	0%
43	Well Maintenance	372	372	38,600	1%
44	Security	1,776	1,776	25,300	7%
45	Engineering Services	15,000	15,000	113,000	13%
46	Facilities, Wells, T&D - Other	960	960	11,500	8%
47	<b>Total Facilities, Wells, T&amp;D</b>	23,681	23,681	357,700	7%
48	Utilities - Office				
49	Electricity	1,763	1,763	15,000	12%
50	Gas	19	19	1,100	2%
51	Telephone	885	885	10,400	9%
52	Trash Pickup & Office Cleaning	286	286	4,700	6%
53	<b>Total Utilities - Office</b>	2,955	2,955	31,200	9%
54	Office Expenses				
55	Water Billing System	196	196	2,100	9%
56	Supplies & Equipment	978	978	10,300	9%
57	Copier Lease & Printing Supplies	381	381	5,000	8%
58	Dues & Subscriptions	95	95	2,500	4%
59	Postage	956	956	8,300	12%
60	Printing & Publications	-	-	6,400	0%
61	Computer Services	3,006	3,006	42,100	7%
62	Office Radio	-	-	-	0%
63	Office Storage	500	500	6,300	8%
64	Air Conditioning Servicing	431	431	5,100	8%
65	CA Water Systems Alliance	250	250	3,000	8%
66	Office Expenses - Other	-	-	2,100	0%
67	<b>Total Office Expenses</b>	6,793	6,793	93,200	7%
68	Support Services				
69	Financial Audit	4,844	4,844	23,500	21%
70	Accounting	3,333	3,333	40,000	8%
71	Legal Services	3,393	3,393	71,000	5%
72	Bank/Payroll Service	377	377	5,500	7%
73	Website Support	-	-	500	0%
74	General Liability Insurance	2,396	2,396	26,100	9%
75	<b>Total Support Services</b>	14,343	14,343	166,600	9%

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**Cabazon Water District**  
**Profit & Loss**  
July 1, 2021 - July 31, 2021

		Jul-21	Current YTD	FY 21/22 Budget	YTD (8%)
76	Training/Travel	612	612	10,500	6%
77	Other Fees/SWRCB	413	413	8,900	5%
78	<b>Service Tools &amp; Equipment</b>				
79	Shop Supplies and Small Tools	160	160	11,900	1%
80	Vehicle Fuel	300	300	16,600	2%
81	Employee Uniforms	-	-	2,000	0%
82	Safety	-	-	1,900	0%
83	Tractor Expenses	1,224	1,224	3,700	33%
84	Equipment Rental	-	-	6,900	0%
85	Service Trucks - R&M	853	853	14,500	6%
86	Water Ops Phone & Internet	301	301	4,800	6%
87	<b>Total Service Tools &amp; Equipment</b>	<b>2,837</b>	<b>2,837</b>	<b>62,300</b>	<b>5%</b>
88	<b>NON-OPERATING EXPENSES</b>				
89	Grant & Loan Processing Fee	-	-	1,400	0%
90	DWR Interest Expense	-	-	6,700	0%
91	DHPO Interest Expense	-	-	3,800	0%
92	Bad Debt Expense	-	-	1,200	0%
93	Miscellaneous	-	-	3,300	0%
94	<b>TOTAL NON-OPERATING EXPENSES</b>	<b>-</b>	<b>-</b>	<b>16,400</b>	<b>0%</b>
95	<b>TOTAL EXPENSES</b>	<b>87,790</b>	<b>87,790</b>	<b>1,289,700</b>	<b>7%</b>
96	<b>TOTAL INCOME BEFORE CAPITAL &amp; GSA</b>	<b>110,024</b>	<b>110,024</b>	<b>461,700</b>	<b>24%</b>
97	DHPO Capacity Credit	(1,750)	(1,750)	(21,000)	8%
98	<b>CAPITAL PROJECTS</b>				
99	Main Street Improvements (Icehouse Imp.)	-	-	(50,000)	0%
100	Meter Replacements & Other Capital	-	-	(20,000)	0%
101	Well & Tank Repairs	(4,425)	(4,425)	(270,000)	2%
102	Fire Hydrants	-	-	(72,500)	0%
103	<b>TOTAL CAPITAL PROJECTS</b>	<b>(4,425)</b>	<b>(4,425)</b>	<b>(412,500)</b>	<b>1%</b>
104	<b>DEBT - PRINCIPAL</b>				
105	Debt Service Principal - DWR	-	-	(42,000)	0%
106	Debt Service Principal - DHPO (Zion)	-	-	(84,900)	0%
107	<b>TOTAL DEBT - PRINCIPAL</b>	<b>-</b>	<b>-</b>	<b>(126,900)</b>	<b>0%</b>
108	<b>SGMA / GSA</b>	<b>-</b>	<b>-</b>	<b>(35,000)</b>	<b>0%</b>
109	<b>NET INCOME / (LOSS)</b>	<b>\$ 103,848</b>	<b>\$ 103,848</b>	<b>\$ (133,700)</b>	<b>-78%</b>

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# MEMORANDUM

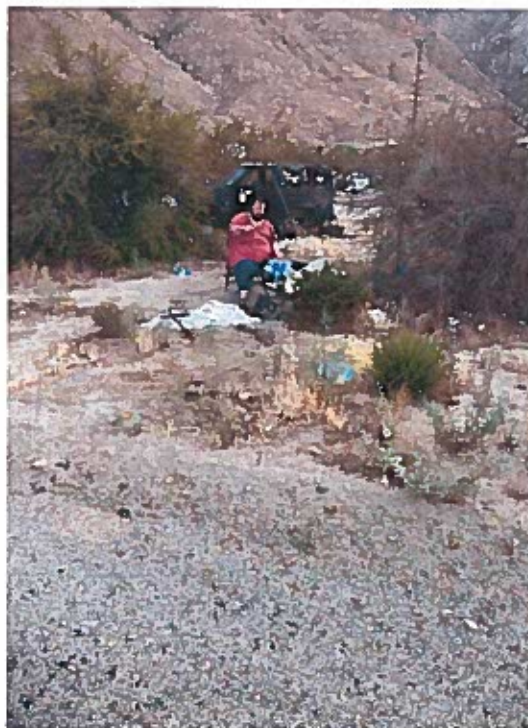
DATE: July 27, 2021  
TO: Board of Directors  
FROM: Calvin Louie – General Manager  
SUBJ: RE: Theft of Utility – Unlawful Access to Water  
cc: Aguilar  
Koumparis  
Morgan  
Wolny

---

## **BACKGROUND**

On 07/27/2021 at approximately 1446 hr. (2:46 PM), Calvin Louie and Clay Morgan received a text message and radio call from Dave Wolny to respond to the south side of 52738 Esperanza Avenue, Cabazon, CA.

Wolny texted the following photo.



Per Wolny, the male white subject (Subject 1 – SB1), approximately 5 ft., 8” (height), 250 lbs. (weight), brown hair, and unknown eyes, wearing a burgundy shirt, blue jean shorts, and black shoes.

**STATEMENT OF FACTS**

Wolny stated that he approached SB1 who he (Wolny) observed was filling several plastic bottles with water. SB1 was hold a make shift black hose that was discharging water.



Wolny reported SB1 made the spontaneous statement of “isn’t water free?” when asked by Wolny if he was obtaining water unlawfully. Wolny then was asked by SB1 if he (SB1) was in trouble? Wolny also noted SB1 was wearing an ankle bracelet.

Upon Louie’s arrival, he (Louie) observed Wolny & Morgan digging up the later discovery of an unlawful water connection to a water service lateral.



*The photo below depicts how the black tube dispenses water and its "shut off valve", a knot.*



### **ACTION TAKEN**

The Riverside Sheriff's Department was called. The handling Patrol Deputy Ceden0 #3948 generated a report, reference **B21 208 0013**. Ceden0 advised Wolny that the report would be ready to be picked up within two (2) weeks.

Deputy Ceden0 contacted SB1 and counseled him about obtaining water unlawfully. The handling patrol deputy advised Wolny that since there was no witness to whom tampered with the District's water infrastructure, it would be moot point to charge SB1.

Wolny and Morgan removed the unlawful connection and placed a two inch (2") band on the water service lateral.

### **OPINIONS AND CONCLUSIONS**

Wolny recalls connecting the parcel on the north side of Esperanza Ave. When Wolny radioed the front desk, Koumpairs (Customer Account Lead) advised Wolny it was 01/26/2021 when that work order was completed. Wolny has formulated the opinion that the shoulder and easement freshly graded, and unknown perpetrator(s) may have unlawfully tapped onto the four inch (4") distribution pipeline.



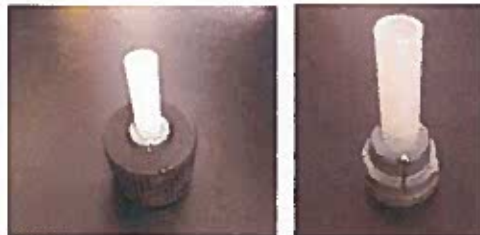
## MEMORANDUM

DATE: August 9, 2021  
TO: Board of Directors  
FROM: C. Louie  
SUBJ: RE: Physical production well checks  
cc: Aguilar  
Morgan  
Wolny

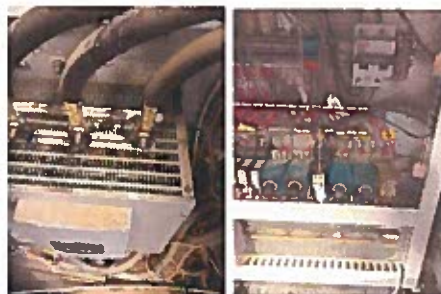
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### SUMMARY

On 07/26/2021, Production Well #2 (W2), located at the Robertson Read-i-cement Plant of 13755 Apache Trails Road, Cabazon, California experienced a rupture to a plastic coupler that connected the plastic (PVC) tubing to the injector which discharges sodium hypochlorite through a Grundfos DDA dosing pump.



The chemical was under high pressure from the injector and caused the sodium hypochlorite chemicals to spray out into the interior of the water well pump house. This resulted in damage to W2's soft-starter (variable speed starter), timers, and other related equipment that was exposed to the spraying sodium hypochlorite.



The original plan was for Tess Electric to install the soft-start (variable speed starter), timers, other related equipment, and upgrade the interior conduits to exterior water resistant couplers.

It was earmarked for the soft-starter (variable speed starter) to arrive on Friday, 07/30/2021, but due to shipping delays, it did not. The District's General Manager authorized Tess Electric to remove the functional soft-starter at W1 since it was not operating at this time.



The District received an estimate of \$17,033 to complete the entire job which includes the reinstallation of the starter that was borrowed from W1. This estimate was dated 07/28/2021.

### **FOLLOW UP ACTIONS**

Management is working with District water operators and field personnel on procedures and hardware to prevent these damages from occurring.

1. Frequent night checks will be conducted when the production wells are running. These frequent night time inspections would allow the detection of pin hole leaks in the tubing and connectors before it would develop into a high pressure stream of sodium hypochlorite.
2. Couplers, connectors, injectors, and tubing will be replaced every six (6) months. This procedure may prevent ruptures and leaks of the sodium hypochlorite.
3. PVC shields for each coupler points, tubing, and the Grundfos dosing pump. These apparatuses will contain the sodium hypochlorite in the event a rupture or leak occurs.
4. A financial impact to the District is also being determined.

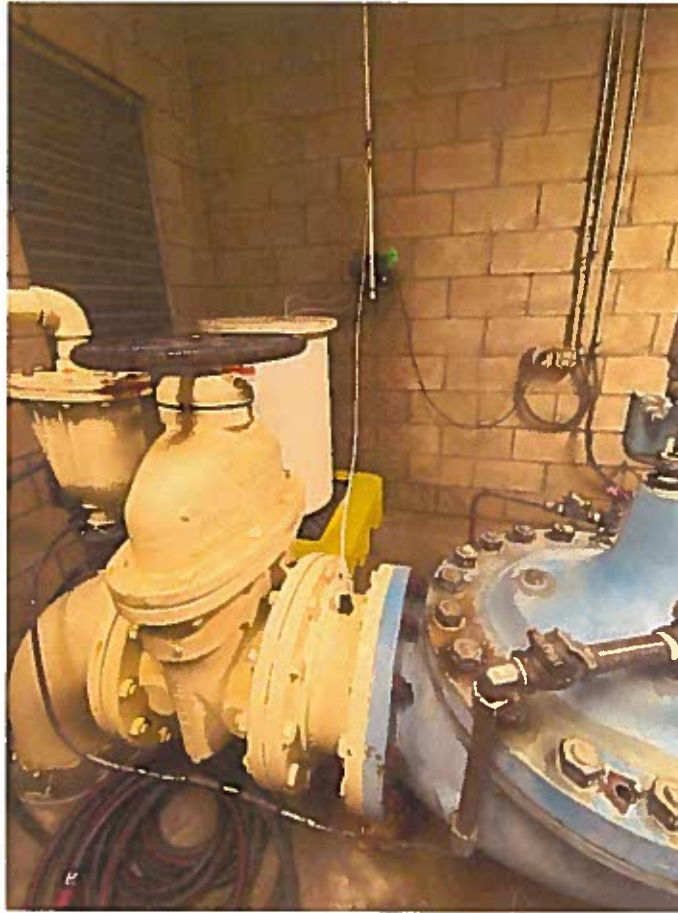
### **Physical inspections**

Saturday (08/07/2021) through Monday (08/09/2021), Louie conducted physical night checks of the production wells #2 (W2) and #5 (W5).

The following protocol was followed and these procedures are being noted and refined.



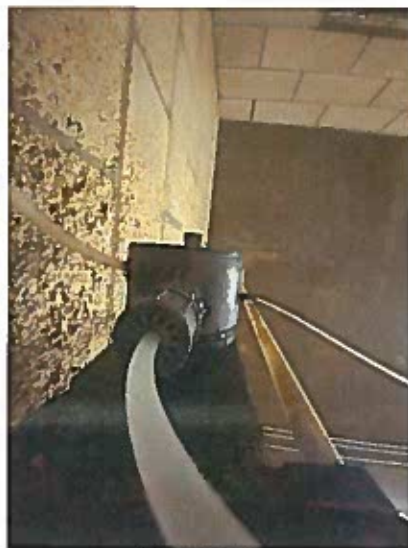
**W2 photos of physical inspections of transmission of sodium hypochlorite.**



1. Some type of plastic housing will be installed for the sodium hypochlorite Grundfos dosing pump configuration.



2. As you can observe, there are pits in the cement block wall from the spraying of sodium hypochlorite.



3. Both bottom (intake) and top (discharge) couplers, connectors, tubing were inspected for potential cracks and felt for moisture.

**W5 photos of physical inspections of transmission of sodium hypochlorite.**



## New Business

### 1. Discussion/Action Item:

Chick-fil-A - Mrs. Kelsey Wu and/or representative requesting a waiver of recommended location of water service connection



**Chick-fil-A**  
 Chick-fil-A  
 1200 Birchington Road  
 Atlanta, Georgia  
 30328-0288

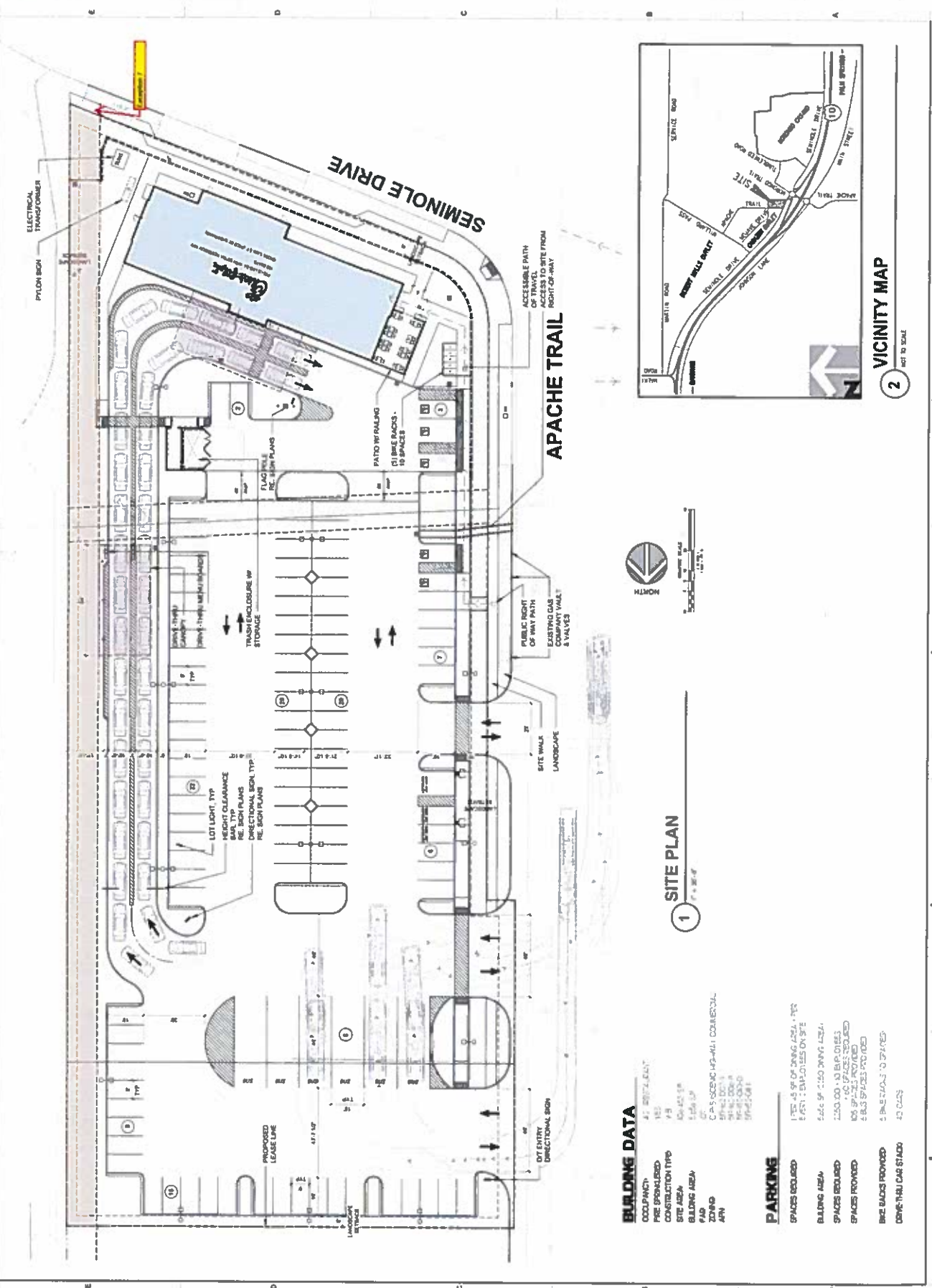
**chho architects**  
 architects  
 1633 E. 17th Street  
 3rd Floor - Suite 301  
 South Ave. CA 32716  
 Phone: 713.621.1104

**CHICK-FIL-A**  
 I-10 & CABAZON FSU  
 NEXT TO 4900 SEMINOLE DRIVE CABAZON, CA

**FSR# 04637**  
 EXHIBIT EXCELLENCE  
 NO DATE DETENTION  
 - DESIGN - CONSTRUCTION

PROJECT NO: 19-119  
 PREPARED FOR: Chick-fil-A  
 DATE: 10/19/19  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT LOCATION: [Address]  
 PROJECT NAME: [Name]

SP-1



**1 SITE PLAN**  
 1" = 50'-0"

**BUILDING DATA**

OCCUPANCY	AT-RISK/RENT
FIRE EXTINGUISHER	153
CONSTRUCTION TYPE	F-3
SITE AREA	40,471.18
BUILDING AREA	1,126.27
FAR	0.02
ZONING	C-3-S (COMMERCIAL-GENERAL)
APN	98-01-000-000
	98-01-000-000
	98-01-000-000

**PARKING**

SPACES REQUIRED	1750 AS SF OF DRIVING AREA - PER PARTY PROVIDED ON SITE
BUILDING AREA	2,426 SF 2,150 DRIVING AREA
SPACES REQUIRED	2,250 (100-150 BPS ON BLDG)
SPACES PROVIDED	100 SPACES PROVIDED
BIKE SPACES PROVIDED	15 BIKE SPACES PROVIDED
CONVERTIBLE CAR STACK	0 BIKE SPACES TO STACK
	42 CARS



**2 VICINITY MAP**  
 NOT TO SCALE

## New Business

### 2. Discussion/Action Item:

Well No.1 Rehab - Recommendation of  
Acceptance of Contract Work



**MEMORANDUM**

**TO:** CALVIN LOUIE  
CABAZON WATER DISTRICT **FILE:** 683-11.5.2.6 F/C

**FROM:** CHARLES A. KRIEGER *CAK*  
TRAVIS R. ROMEYN *TRR* **DATE:** 8/6/2021  
KRIEGER & STEWART, INCORPORATED

**SUBJECT:** CWD WELL NO. 1 REHABILITATION PROJECT  
RECOMMENDATION OF ACCEPTANCE OF CONTRACT WORK

---

All work performed by Legend Pump & Well Service, Inc. was essentially complete and the reservoir ready to be put back into service by the Contract Completion Date (with following complications addressed as warranty items). The Contract Amount and Contract Completion Dates for same are set forth as follows:

	<u>Amount</u>
Original Contract	\$306,496.00
Contract Change Order No. 1	<u>\$3,260.00</u>
Adjusted Contract	\$309,756.00

<u>Contract Completion Dates</u>	
<u>Original</u>	<u>Adjusted</u>
April 6, 2021	July 12, 2021

Since the Contract Work has been performed in accordance with the Contract Documents, we recommend the District accept said work in the amount of \$309,756.00. Subsequent to Board acceptance, a Notice of Completion will be filed and thereafter, following the lien period, the District will make final payment (i.e. release retained amount).

If you have any questions, or require additional information, please call.

TRR/lge  
683-11P5-RECACCEPT

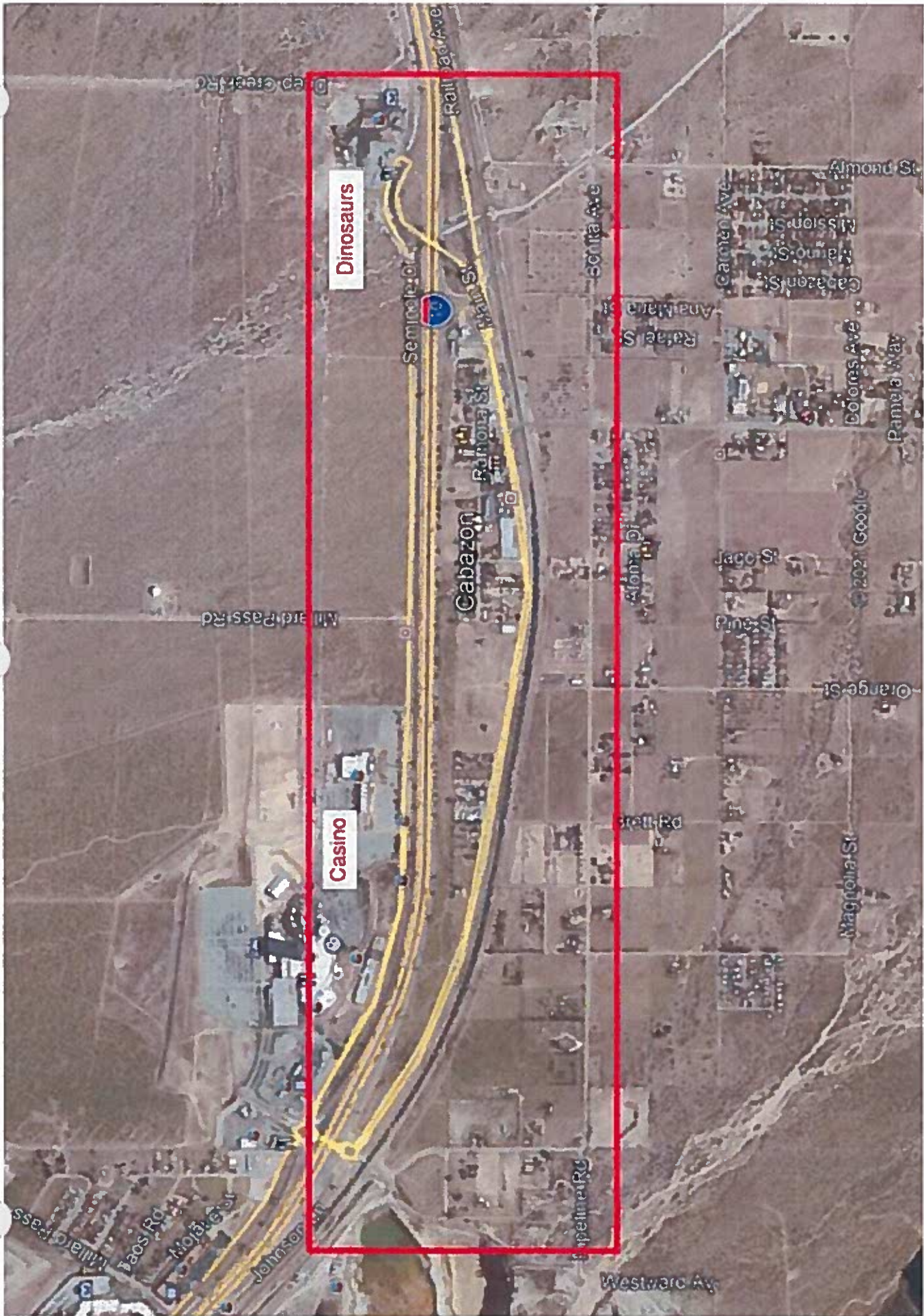
cc: Evelyn Aguilar, Cabazon Water District

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## New Business

### 3. Discussion Item:

Updates on test well sites





## New Business

### 4. Discussion Item:

**Production Well #4 Rehabilitation & Upgrade**

## New Business

### 5. Discussion Item:

Update on American Recovery Plan Act  
(ARPA)

## Old Business

### 1. Discussion/Action Item:

Draft Contract for drilling of test well on Rippco  
property



**RIPPCO LLC**

Mr. Robert Lynk, Board Chair  
Cabazon Water District  
c/o Evelyn Aguilar, District Board Secretary  
Cabazon Water District  
Via Email to [info@cabazonwater.org](mailto:info@cabazonwater.org)

June 10, 2021

Dear Mr. Lynk,

It was a pleasure to meet with you, the board of directors and Calvin Louie on May 18<sup>th</sup>. Pursuant to our discussions, Ripppo LLC is willing to have the Cabazon Water District drill a test well on our 11-acre water property and, to make that undertaking possible, will grant District employees and contractors access to it.

I have had a draft agreement created to formalize this arrangement. Please review it and get back to me with comments.

I look forward to working with you on this project and am happy to speak with you or members of your organization to address any concerns or questions as we move forward.

Sincerely,

Charles Ripps  
Ripppo LLC

(631) 835-9699  
[charlesripps@gmail.com](mailto:charlesripps@gmail.com)

Rippco LLC  
Right of Entry and Testing

THIS AGREEMENT is made as of the 24<sup>th</sup> day of May, 2021 by and between RIPPCO LLC, a California Limited Liability Company (hereinafter referred to as "RIPPCO") and the Cabazon Water District (hereinafter referred to as "CWD"), concerning the property owned by RIPPCO, and described on SCHEDULE A, APN # 528-182-049-5, attached hereto and made a part hereof (hereinafter referred to as "Subject Property").

RIPPCO and CWD are considering the possibility of the sale, lease or license by RIPPCO to CWD to supply CWD's needs for water for the Cabazon community. In order for CWD to determine the feasibility of the Subject Property, CWD desires to enter upon and inspect the Subject Property, to perform test drilling, water quality testing, and such other investigative activities as may be reasonably necessary to CWD's purposes.

Therefore, the parties agree as follows:

RIPPCO grants to CWD, its agents, employees, contractors and sub-contractors and assigns, right of entry to enter upon the Subject Property solely to perform the activities contemplated by this Agreement. CWD shall be responsible for any and all costs related to entry and the permitted activities under this Agreement, including any temporary installation, operation and removal of equipment on the Subject Property.

In addition, no work shall be performed on the Subject Property without the prior written approval of RIPPCO, as to the type of drilling to be employed, the size and design of the borehole, the type of steel and other materials or chemicals to be employed.

Nothing in this Agreement shall confer upon RIPPCO any risk, responsibility, or liability associated with CWD's activities.

CWD shall, in consultation with knowledgeable experts, use reasonable care in selecting a test well location that will ensure that existing RIPPCO well structures are not harmed, damaged, or adversely impacted by CWD activities on the Subject Property. In that respect, no new test well shall be located closer than 500 feet from one of RIPPCO's existing test wells.

CWD agrees to comply with all local, state and federal laws, rules, and ordinances applicable to CWD's work including the sealing of all test wells and holes after completion, and to leave the Subject Property free of waste material and debris. CWD shall promptly repair, at its cost, any damage to the two existing wells on the Subject Property.

CWD shall release, indemnify, hold harmless and upon RIPPCO's request, defend RIPPCO, its employees, agents or contractors from any and all claims, actions, damages, liability and expense, including attorney's fees and costs in connection with personal injury or property damage arising out of the acts or omissions of CWD, its employees,

agents, contractors and sub-contractors. The provisions of this paragraph shall survive the expiration or termination of this Agreement.

CWD shall maintain, and shall have its contractors and subcontractors maintain, adequate property damage and liability insurance coverage. Prior to entering the Subject Property, CWD shall provide RIPPCCO certificate of insurance evidencing such coverage of CWD, its contractors and sub-contractors, and naming RIPPCCO as an additional insured.

CWD will provide complete copies of all documents showing the results of all test drilling, water quality analysis, and any other property investigations conducted on the Subject Property to RIPPCCO, as soon as they become available.

The term of this Agreement shall be from (i) the execution date to the earlier of \_\_\_ days from the execution date or (ii) until RIPPCCO and CWD enter into a sale, lease or license with respect to the Subject Property.

Upon the expiration or termination of this agreement, CWD will immediately remove any and all of its equipment from the Subject Property, and restore the property to its condition prior to such entry, evidence of reasonable usage excepted.

This Agreement constitutes the entire understanding between the Parties with respect to the activities contemplated by this Agreement. This Agreement may be amended only by a written document duly executed by the Parties.

In witness whereof, the undersigned set their hands as of the date first above written.

Property Owner  
Rippco LLC, a California Limited Liability Company

By: \_\_\_\_\_  
Charles Ripps

Title: \_\_\_\_\_

Cabazon Water District

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

Title: \_\_\_\_\_

## LEGAL DESCRIPTION

Exhibit A: Legal description of APN#528-182-049-5

All that certain real property situated In the County of Riverside, State of California, described as follows:

A portion of Government Lot 2 of Fractional Section 23, Township 3 South, Range 2 East, San Bernardino Meridian, In the County of Riverside, State of California, as shown by United States Government Survey, described as follows:

Beginning at the Northeast corner of Government Lot 2;

Thence South along the Easterly line of said Government Lot 2, 600 feet;

Thence at right angles, West 800 feet;

Thence North, parallel with the Easterly line of said Lot 450 feet;

Thence at right angles, West 25 feet;

Thence North, parallel with the Easterly line of said Lot, 150 feet to the North boundary of Government Lot 2;

Thence East along the North line of said Lot 825 feet, more or less to the point of beginning.

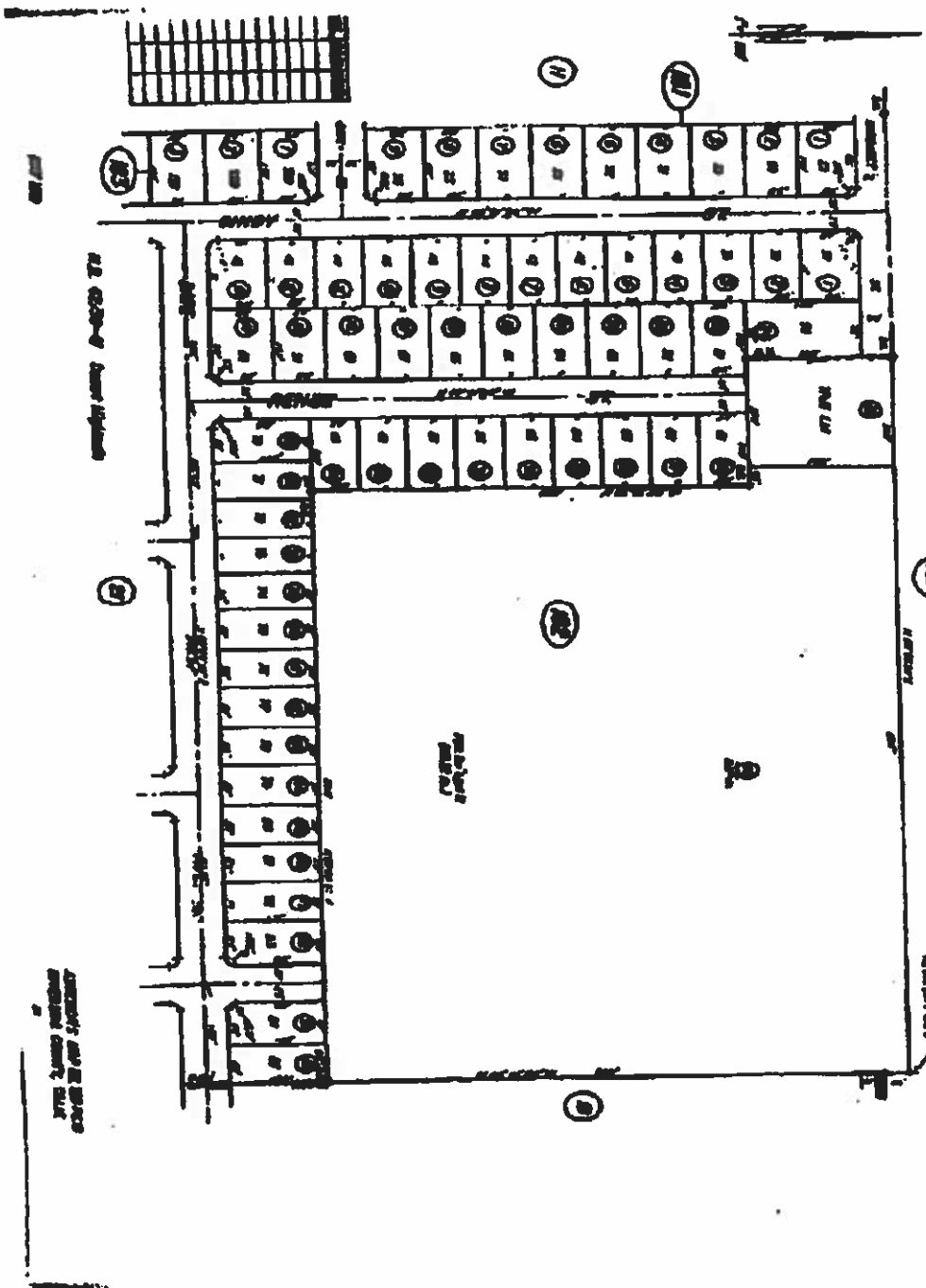


1

528-18

SCA 104

FOR NE 1/4 SEC. 24, T35, R2E



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http://www.goldie.com/cgi-bin/plat.asp?mt=TOPS&dcounty=R&graphic=%2Faccounts%... 4/4/2004

# LOCATION MAPS



One Horse Creek

Margaret Ave

Margaret Ave

Margaret Ave

Margaret Ave

Margaret Ave

Margaret Ave

Margaret Ave

Elm St

11 Acre Site  
(approx. location)

Adele Ave

Maxine Ave

Date Ave

Lois Ave

Esperanza Ave

Jimmy's Auto Sales

Maxine Ave

Date Ave

Lois Ave

Esperanza Ave

Lemon St

Esperanza Ave

Esperanza Ave

Wendel's Consulting Co

Date Ave

Helga Ave

Esperanza Ave

Esperanza Ave

Esperanza Ave

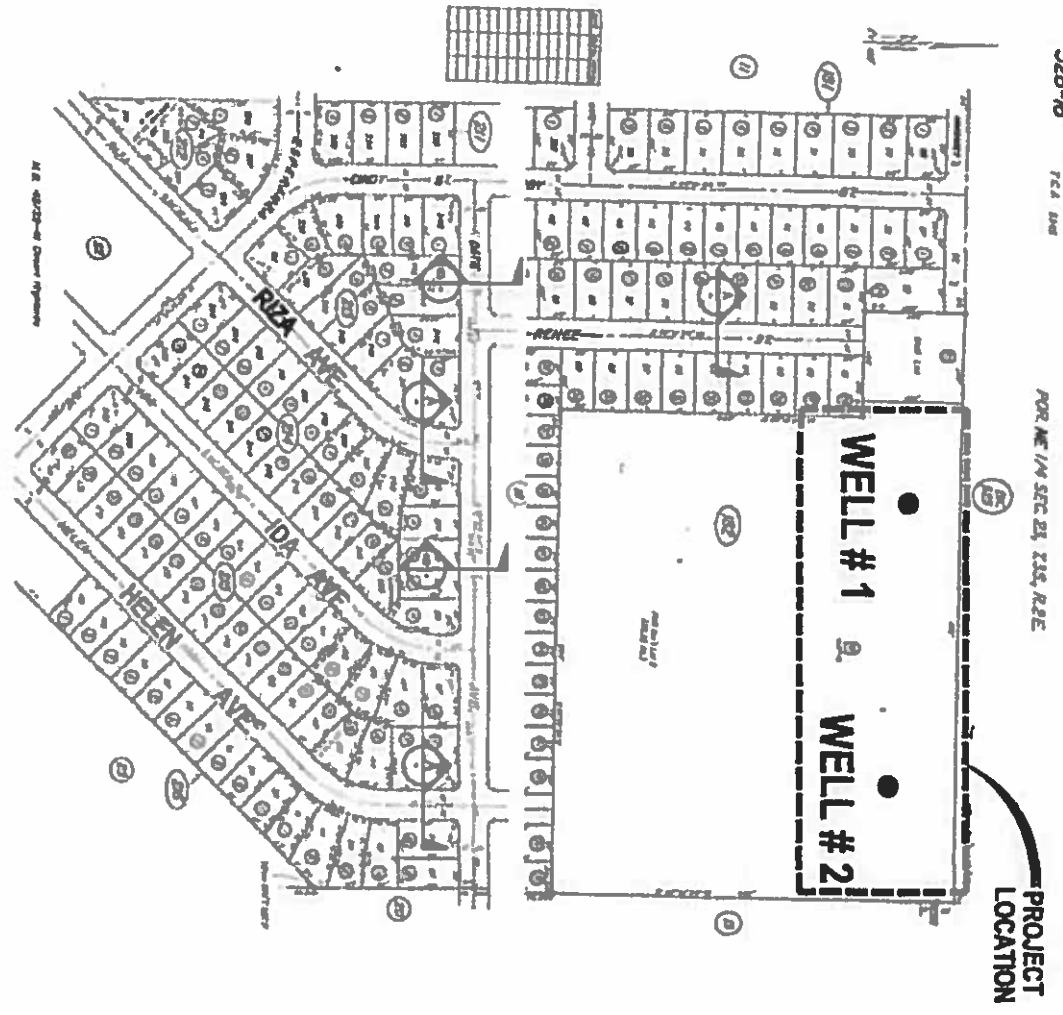
Esperanza Ave

Esperanza Ave

Elm St

Cindy St

Esperanza Ave



528-18

724 546

FOR NE 1/4 SEC 24, T16S, R22E

PROJECT  
LOCATION

Order Number: 8752124  
Page Number: 6

**SITE PLAN**  
NOT TO SCALE



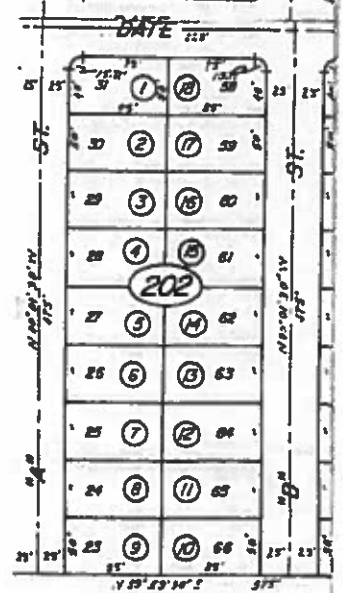
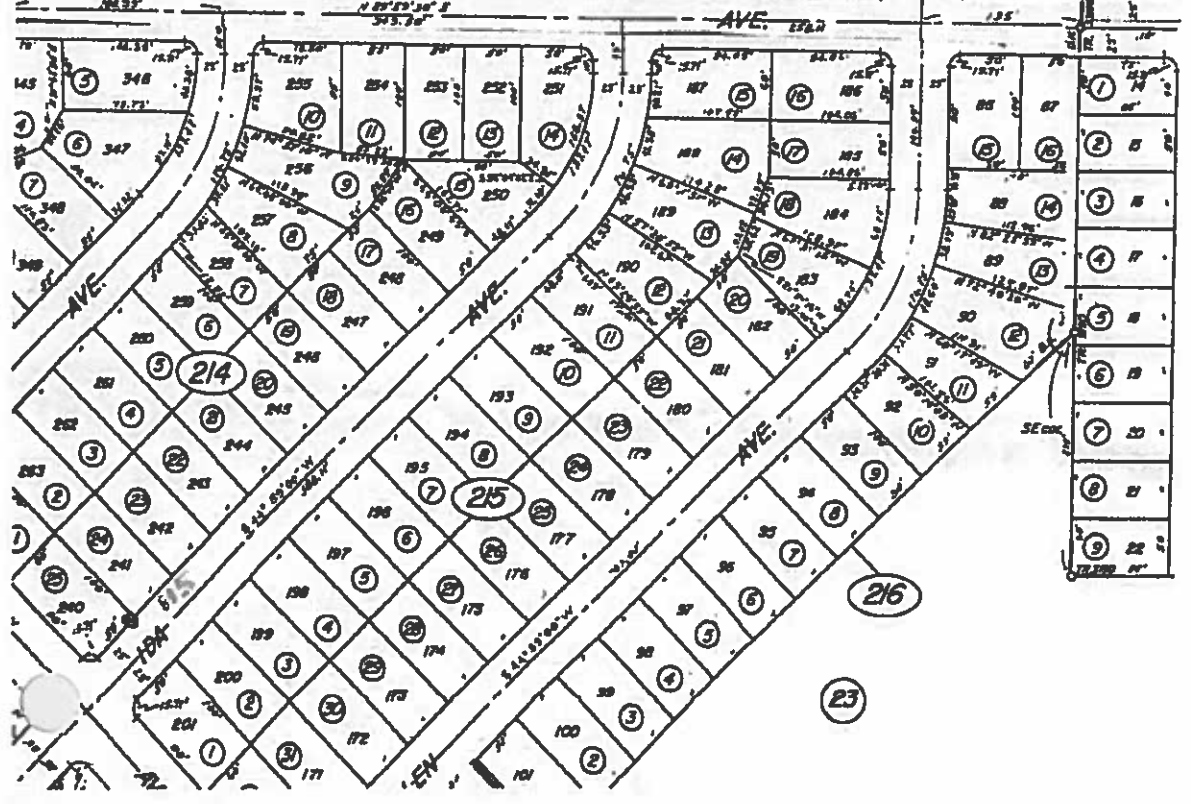
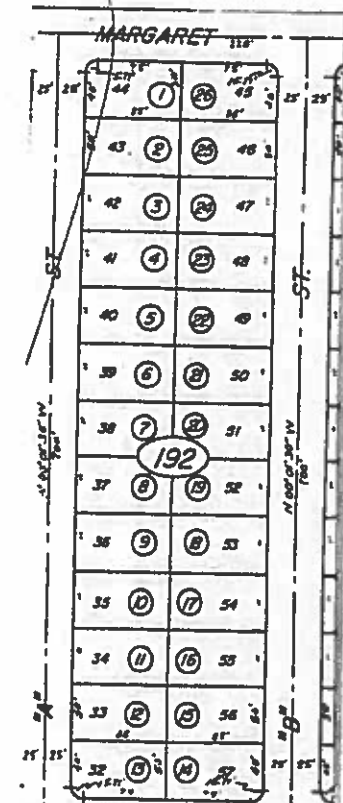
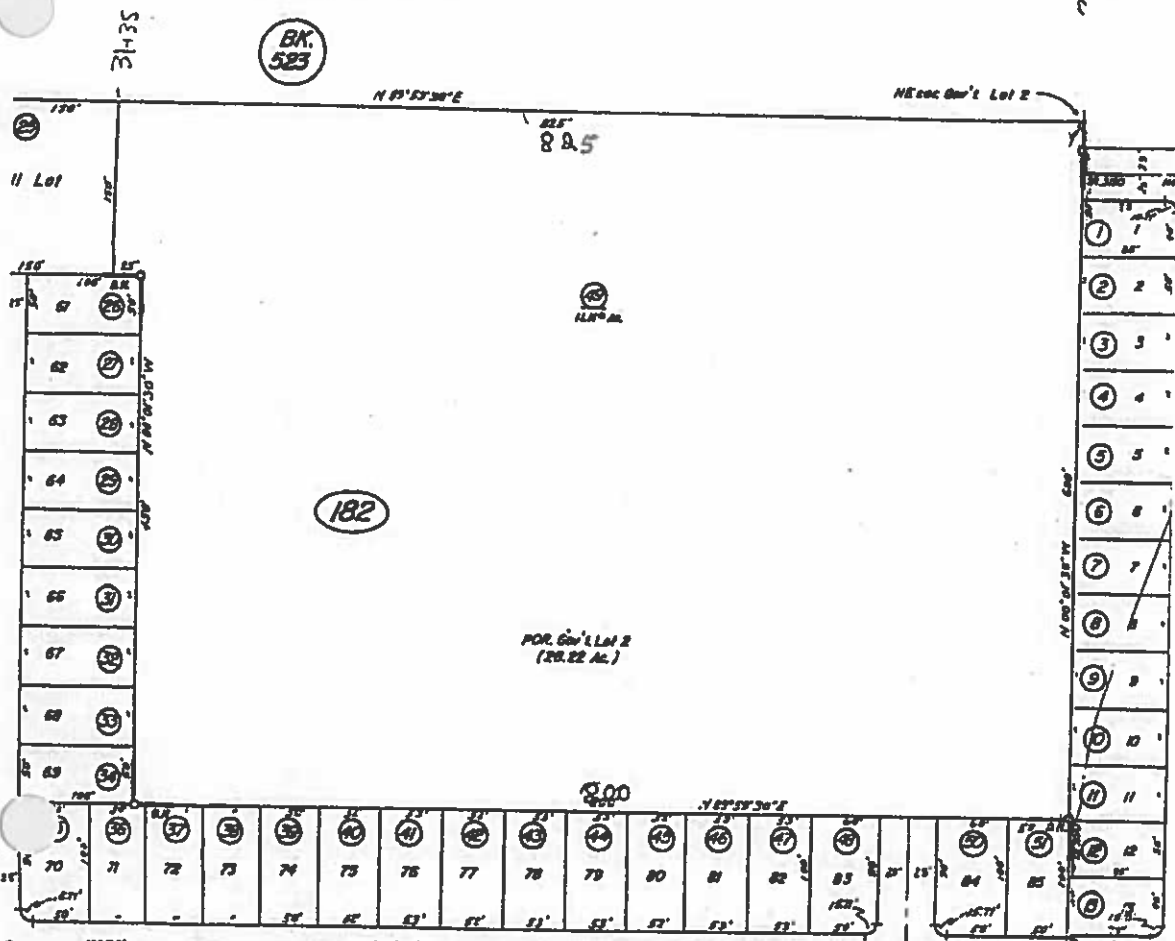


POR. NE 1/4 SEC. 23, T.3S., R.2E.

74-29-D

T.C.A. 5545

BK. 523



M.B. 53/53-54 Tract No. 3.

## Old Business

### 2. Discussion/Action Item:

Customer Concern – Paul Oshideri



# Cabazon Water District

## Customer Complaint Form

NAME: PAUL OSHIDERI CWD ACCT# 15150 J

SERVICE ADDRESS: 15150 BEACH ST. Cabazon.

MAILING ADDRESS: 7 EXPERTINO CIR.

CITY: ALISO VIEJO STATE: CA ZIP: 92656

PHONE: [REDACTED]

E-mail: [REDACTED]

Please briefly describe your concerns.  
Include copies of all supporting documents.

PLEASE SEE ATT#A, B, C

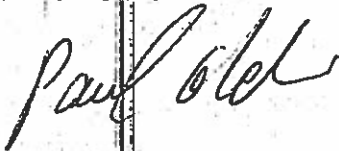


ATT: A

Re: Cabazon Water Complain  
To: Board of Cabazon Water

Owner had an agreement with Cabazon water to disconnect the tenants water supply if the account is 60 days late or \$120 in unpaid balance, whichever comes first. Cabazon water pandemic regulation can not force owners to be victimized twice, to pay for utility and also lose rent at the same time. Cabazon water should follow California's pandemics orders to continue supply of water and take the loss. Then the California government should pay Cabazon Water from funds related to pandemic grants from federal and state funds. Landlords paying water bills is a double edged sword for a small business that is being destroyed by utility and rent at the same time.

Paul Oshideri  
6/11/2021



From: Cabazon Water District  
 14618 Broadway St.  
 P.O. Box 297  
 Cabazon, CA 92230

To: PARR INVESTMENTS  
 PAUL OSHIDERI  
 7 CUPERTINO CIRCLE  
 ALISO VIEJO, CA 92656

Service Address:

15150 PEACH ST

HTTB

**UTILITY INVOICE**

Service Days



Account Number	15150J
Location No	1-0520020
Bill Date	05/27/2021
Due Date	06/20/2021
Total Amount Due	2003.35
After Due Date	2033.89

CWD Board Meeting, Tuesday 06/15/2021 @ 6:00pm.

OWNER SAYS ALL WATER BILLS MUST BE PAID TO A ZERO BALANCE EVERY MONTH

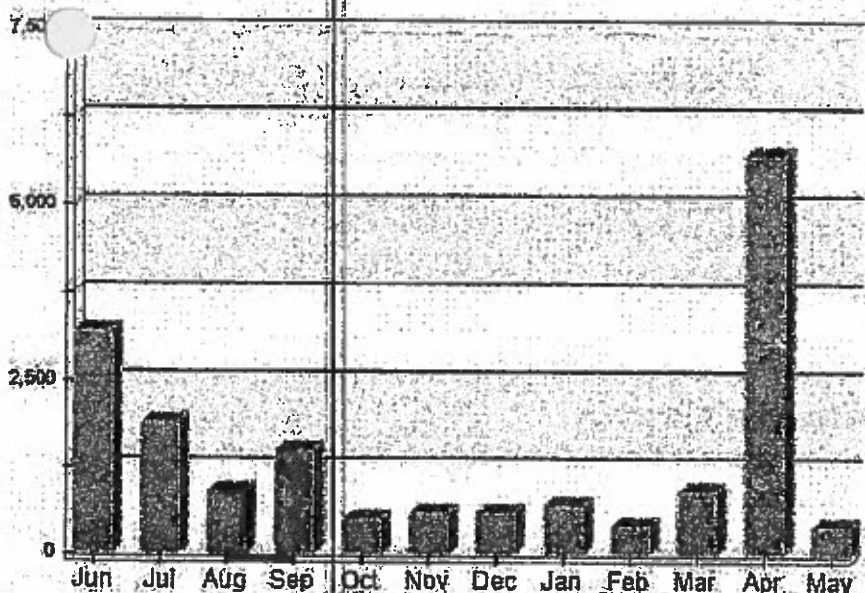
Account Activity Summary

PREVIOUS BALANCE	1962.09
CURRENT CHARGES	41.26
TOTAL AMOUNT DUE	2003.35

A \$17 TAG FEE MAY BE ADDED TO YOUR ACCOUNT ON 06/15/2021 IF YOUR PAST DUES ARE OVER \$55.00.  
 yellow tags 06/15/2021  
 red tags 06/21/2021

Detailed Breakdown of Current Charges

Description	Prior Read	Current Read	Usage	Charges
WATER	04/14/2021 31500	05/13/2021 31900	400	41.26



Please Detach and Remit Stub with Payment

Customer:

PARR INVESTMENTS  
 Service Address:

15150 PEACH ST

Remit Payment To:

Cabazon Water District  
 14618 Broadway St.  
 P.O. Box 297  
 Cabazon, CA 92230



Account Number	15150J
Location No	1-0520020
Bill Date	05/27/2021
Due Date	06/20/2021
Total Amount Due	2003.35
After Due Date	2033.89
Amount Enclosed	\$

*ATT. C'*

**Customer Transaction Summary**

**Customer Information**

Account No: 15150J  
 PARR INVESTMENTS  
 7 CUPERTINO CIRCLE  
 ALISO VIEJO, CA 92656-

**Location Information**

Location No: I-0520020  
 15150 PEACH ST  
 CABAZON, CA 92230

Date	Type	More Info	Reading	Usage	Prior Balance	Transaction Amount	Balance
12/30/2019	F Charge	12/12/2019	9300 1	1600	0.00	227.59	227.59
01/21/2020	Penalty				227.59	22.76	250.35
01/21/2020	Interest				250.35	3.41	253.76
01/31/2020	Charge	01/13/2020	10100 1	800	253.76	78.26	332.02
02/13/2020	Misc - TAG				332.02	17.00	349.02
02/20/2020	Payment	CASH			349.02	-230.00	119.02
02/24/2020	Penalty				119.02	7.83	126.85
02/24/2020	Interest				126.85	1.17	128.02
02/27/2020	Charge	02/12/2020	11200 1	1100	128.02	87.83	215.85
03/11/2020	Misc - TAG				215.85	17.00	232.85
03/23/2020	Penalty				232.85	8.78	241.63
03/23/2020	Interest				241.63	2.49	244.12
03/23/2020	Payment	CASH			244.12	-150.00	94.12
03/31/2020	Charge	03/12/2020	12400 1	1200	94.12	91.02	185.14
04/29/2020	Charge	04/13/2020	13300 1	900	185.14	81.45	266.59
05/20/2020	Payment	MONEY ORDER			266.59	-220.00	46.59
05/28/2020	Charge	05/14/2020	14600 1	1300	46.59	94.21	140.80
06/30/2020	Charge	06/15/2020	17800 1	3200	140.80	185.06	325.86
07/02/2020	Charge	07/15/2020	19700 1	1900	325.86	121.75	447.61
08/31/2020	Charge	08/12/2020	20600 1	900	447.61	81.45	529.06
09/30/2020	Charge	09/14/2020	22100 0	1500	529.06	102.27	631.33
10/29/2020	Charge	10/14/2020	22600 0	500	631.33	72.15	703.48
11/30/2020	Charge	11/12/2020	23200 1	600	703.48	73.61	777.09
12/29/2020	Charge	12/14/2020	23800 1	600	777.09	73.61	850.70
01/27/2021	Charge	01/13/2021	24500 0	700	850.70	78.81	929.51
02/25/2021	Charge	02/11/2021	24900 0	400	929.51	74.22	1003.73
03/30/2021	Charge	03/15/2021	25800 0	900	1003.73	61.20	1064.93
04/30/2021	Charge	04/14/2021	31500 1	5700	1064.93	654.16	1719.09
05/24/2021	Misc - LPF				1719.09	243.00	1962.09
05/27/2021	Charge	05/13/2021	31900 0	400	1962.09	41.26	2003.35

Before : The Board of Directors  
Cabazon Water district  
Cabazon, Ca. 92230

In the matter of follow up on the court order I need a complete complaint process and procedures to follow up my claims against Cabazon Water District.

History: Two years ago when I asked for this information , I was lied to that, there is no complaint procedure and Cabazon water is a Corporation. Now you have told the court that you are a public entity and there are other government agencies that you report to.

I also need the P and L statements for the past three years and collection account audit and depositing them into the Cabazon Water account.

Sincerely:



Paul Oshieeri

7 Cupertino Cir.

Aliso Viejo Ca. 92656

Email: [aolutility@yahoo.com](mailto:aolutility@yahoo.com)

April 16th, 2021



# Cabazon Water District

## Customer Complaint Procedures

1. A Customer Complaint Form must be submitted to the General Manager. The General Manager will conduct a thorough investigation of your concerns.
2. The General Manager's final decision is final.
3. If you wish to dispute the General Manager's final decision, the you must file to address your issues with the District's Board of Directors. There, you will be required to present your evidence and facts. The Board will make a final determination whether of over turn the General Manager's decision .
4. If you fail to appear to your schedule Board hearing, then you will be given a 5 day notice to request an additional meeting or the original course of action and/ or water service interruption will be executed.
5. You will only be allowed one (1) extension.

emailed  
4/19/2021  
scan #  
Doc 208

(a)

8:38am



# Cabazon Water District

## Customer Complaint Form

NAME: \_\_\_\_\_ CWD ACCT# \_\_\_\_\_

SERVICE ADDRESS: \_\_\_\_\_, Cabazon.

MAILING ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_, STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: (\_\_\_\_) \_\_\_\_\_

E-mail: \_\_\_\_\_

Please briefly describe your concerns.  
Include copies of all supporting documents.

## Old Business

### 3. Discussion/Action Item:

Approval for Director Lynk's previous badge to be embedded in lucite and released to Director Lynk

History of the Cabazon Water District's issuance of badges.

The vendor is Dekker Design Plastic – Crystal-Like Products – Chatsworth, California.

ROBERT GAYLER  
Embedment Consultant

Tel. 800-554-6091  
Fax 818-886-8254



PLEXIGLASS FABRICATION & EMBEDMENTS

Crystal-Like Products  
Division of Dekker Design

21701 PLUMMER ST.  
CHATSWORTH, CA 91311

E-mail: embedment@aol.com  
www.Crystal-LikePlastics.com

Date Invoice #  
6/24/2021

Ship To  
CLOUIE@CABAZONWATER.ORG

CABAZON WATER DIST  
CALVIN LYNK  
14618 BROADWAY ST  
CABAZON, CA 92230  
951-849-4442

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
INTERNET	PREPAID	BOB		UPS	CHATS, CA	

Quantity	Item Code	Description	Price Each	Amount
1	4000 RET	S-1L BLUE WITH CABAZON WATER DIST BADGE EMBEDDED FOR ROBERT LYNK	145.32	145.32T
	shipping-r	RETAIL SHIPPING CHARGE	19.50	19.50
	FEE	CONVENIENCE FEE - TERMINAL FEE	5.42	5.42
	CHARGE CC	CREDIT CARD CHARGE		0.00
		IF CREDIT NOT USED DEDUCT FEE OF \$5.42		
		Sales Tax CHARGED	9.50%	13.81

**Total** \$184.05