Western Hills Water District

Board of Directors

Mark Kovich, John Frederick, Mary Davies, Martin Johnson, Michael Oliver
Ron Demmers – Water Operations Manager

SPECIAL MEETING AGENDA

WESTERN HILLS WATER DISTRICT

And

DIABLO GRANDE COMMUNITY FACILITIES DISTRICT No. 1

Friday, November 20th, 2026, at 5:00 p.m.

Per the agenda below, WHWD will hold a special public meeting on Friday, November 20th at 7:00 p.m.

Closed executive session starting at 5:00 p.m.

Meeting Location:
Diablo Grande Community Center - 9521 Morton Davis Drive, Patterson, California
(Diablo Grande)

This Meeting Will Be In-Person Only at the Above-Location

And Virtual via Zoom

https://us02web.zoom.us/j/88280740364

Note: if you wish to address the WHWD Board during public comments or on any matter on the agenda please identify yourself. Specific questions may be emailed to Ashley Wilkins at awilkins@whwdist.org, prior to the meeting.

ALTERNATE FORMATS OF THIS AGENDA WILL BE MADE AVAILABLE TO QUALIFIED INDIVIDUALS WITH DISABILITIES UPON ADVANCE REQUEST. APPROPRIATE INTERPRETIVE SERVICES FOR THIS MEETING WILL BE PROVIDED IF FEASIBLE TO QUALIFIED INDIVIDUALS WITH DISABILITIES UPON ADVANCE REQUEST. If you are a qualified individual with disabilities and need assistance, please contact the District Office at (209) 895-9493, 48 hours prior to the meeting to enable the District to make reasonable arrangements to ensure accessibility to this meeting.

Any and all of the following agenda items are subject to action being taken by the Board of Directors by motion, resolution, or ordinance. Members of the public may address the Board of Directors concerning any agenda item prior to the Board's action on that item.

1. **Roll Call**

2. **Motion to approve published agenda**

3. **Public Comments on Closed Session Items**

4**. 5:00 p.m. Closed Executive Session**

MEETING OF THE WESTERN HILLS WATER DISTRICT BOARD OF DIRECTORS, SITTING AS THE GOVERNING/LEGISLATIVE BODY FOR AND ON BEHALF OF DIABLO GRANDE COMMUNITY FACILITIES DISTRICT #1:

A. Conference with Legal Counsel – Existing Litigation Pursuant to Gov't Code § 54956.9(d)(1). *In re Diablo Grande Community Facilities District No. 1*, United States Bankruptcy Court for the Eastern District of California Case No. 25-26635-A-9.

MEETING FOR WESTERN HILLS WATER DISTRICT:

B. Conference with Legal Counsel - Existing Litigation Pursuant to Gov. Code s. 54956.9(d)(1): *Western Hills Water District v. World International, LLC et al*.; SCSC Case no. CV-24-003049, -003155; FPPC Complaint No. COM-12192023-03944, Guillermo Marrero; 2024-
00585, Carmen Millan Kearney, Douglas Kearney. Appellate Case: World Int'l LLC et al, Appellant v. Western Hills Water District, Respondent and Court of Appeals Case #F080038 and #F089938

C. Conference with Legal Counsel - Existing Litigation Pursuant to Gov. Code s. 54956.9(d)(1): City of Patterson v. WHWD/Stanislaus Court Case N. CV-23-005834

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5. **7:00 p.m. Reconvene Open Session**

6. **Roll Call**

7. **Pledge of Alliance to the Flag**

8. **Reportable Actions Taken During Closed Session**

9. **Consent Calendar**

A. Consider and action to approve the following Board Meeting Minutes:

September 10th Regular Meeting

10. **Public Comments on Agenda items**

11. **Agenda Item – Diablo Grande Community Facilities District No. 1**

A. Development Coordinator Gina Scotland to provide update and introduce brokers so they can present their proposals to market Diablo Grande properties. Board to consider potential action on selecting a broker.

1. KC Chima of Mountain Valley Properties
2. Brice Shearbum of KW Commercial
3. Troy Ross of Century 21
4. Jim Brennan of Landcastle Real Estate

B. Director M. Kovich to give presentation on CFD Bond Analysis and its Expenditures.

C. Ratify approval of Storm Drain repairs on CFD property paid to Carmona Group $21,382.

D. Consider and approve Bay Area Wildlife Service in the amount of $17,213 per treatment for squirrel eradication.

E. Consider proposals for masonry work to construct retaining wall for storm protection (TBD).

F. Consider and Ratify appraisal fee of Valbridge Property Advisors total charge $22,700

G. Consider and approve JR Wagner Company for fire sprinkler and extinguisher inspection and certification for $1,900

12. **Agenda Items – Western Hills Water District**

A. Consider and approve Resolution 2026-10 payment plan to CFD account in the principal amount of $291,351.

B. Consider and action to approve $799,640 for filter maintenance on treatment facility.

C. Consider and action to approve $60,500 for SCADA control system upgrade.

13. **Public Comment on Items Not on the Agenda**

14. **Motion to adjourn public meeting**

Interested persons in the audience are welcome to introduce any topic within the District's jurisdiction. Matters presented under this agenda item may not be discussed and no action can be taken by the Board at this meeting except as follows:

a. Briefly respond to statements made or questions raised.
b. Ask a question for clarification.
c. Provide a reference to staff or other resources for factual information.
d. Request staff to report back at a subsequent meeting.
e. A Board member or the Board itself may take action to direct staff to place a matter of business on a future agenda.

Next Regular Meeting: To be Announced.