

KINGS COUNTY WATER DISTRICT  
BOARD OF DIRECTORS EMERGENCY MEETING MINUTES  
WEDNESDAY, JUNE 26, 2019

President Taylor called the regular meeting to order at 9:10 a.m.

**DIRECTORS PRESENT:** Steven P. Dias, Barry McCutcheon,  
Michael Murray, Ernest Taylor

**DIRECTORS ABSENT:** Joseph Freitas,

**OTHERS PRESENT:** Dennis Mills, General Manager

**ESTABLISH QUORUM**

It was determined that a quorum was present at the meeting.

**CONFLICT OF INTEREST**

None.

**PUBLIC COMMENT PERIOD**

None.

**CLOSED SESSION**

CONFERENCE WITH REAL PROPERTY NEGOTIATIONS

Government Code Section § 54956.8

Property: Potential Property and Ditch Stock Acquisition

Agency negotiator: Dennis Mills, General Manager & Rob Stewart, Realtor

Negotiating parties: Property Owner Representatives, Kings County Water District

Under negotiation: Parcels, Ditch Stock, Price and terms of payment

President Taylor directed that the Board move into Closed Session to discuss a potential property purchase. The Board of Directors and General Manager Mills proceeded into Closed Session.

After a review of the published listing brochure on the property being considered and how portions of the package could be viewed, Manager Mills began to discuss his recommendation related to the opportunity. At this point Vice-President Dias stopped the discussion and stated that he had a conflict of interest and planned to develop and submit an offer on the property or a portion of the property. Given his conflict of interest he left the meeting. The remaining three Directors were sufficient to sustain the meeting quorum, so the Closed Session proceeded.

**RECONVENE TO OPEN SESSION**

Following the Closed Session, President Taylor reported the following actions during Closed Session.

Related to property negotiations to purchase certain property along with an amount of Peoples Ditch Stock Director McCutcheon made a motion to authorize Manager Mills to submit an offer consistent with the Board's discussion on behalf of the District through the District's realtor to the John Teixeira Farms for the full asking price of \$8,800,000 for the package of their 248.2 acres of almonds and walnuts and the 140 acres of Peoples Ditch Company stock.

Director Murray seconded the motion and then President Taylor called for a vote. The vote for all of the Directors was as follows:

AYES: Barry McCutcheon, Michael Murray, Ernest Taylor

NOES: None

ABSTAINED: None

ABSENT: Steven P. Dias, Joseph Freitas

### **ADJOURNMENT**

There being no further business, the meeting was adjourned at approximately 10:30 a.m.

Respectfully submitted,

Dennis Mills  
MIN06.26.19-EMR