

Indian Creek-Westridge Community Services District Board Meeting
February 10, 2026
Christian Science Church, West Line Street and Grandview Drive, Bishop, CA

The meeting was called to order at 6:00 p.m. by Board member Sarah Petersen in the absence of Board Chairperson Casey Dean, who arrived later. Present were Directors Casey Dean, Randy Gillespie, Ted Williams, Robert Waters; District Manager Terry Tye; District Operators Taylor Hubble and Kim Derr.

Approval of Minutes: Minutes of the November 11, 2025 meeting were approved unanimously (moved Williams, seconded Waters).

Operations and Maintenance Report: Mr. Derr reported the following. Mr. Buser responded to a house flood emergency on Meadow Lane. New hire Taylor Hubble has been very helpful; he is studying for the D-1 test. Responded to a house fire on Wildrose Lane; as directed by Mr. Tye, Mr. Derr turned off the water at the site. Mr. Derr, Mr. Hubble and Corbin Swafford inspected backflow devices. Discussed solar power possibilities with Mr. Hubble, Mr. Tye, and Scott Berger. At 1:20 a.m. on February 3, 2026, reset Sensaphone at Well 5 that was disabled after a power outage.

Finance Report—Quarterly Report, Delinquents: The balance in the bank stands at \$819,985, including an O & M total of \$333,073 and Capital Funds of \$486,912.

Mr. Gillespie presented the report. For a three-month period, O & M income totaled \$27,460. Expenses of \$56,572 covered costs for the CPA (\$2,800), California Rural Water Association (\$3,400), and salaries.

Mr. Tye stated that after a rate increase was recently voted down, the Board decided to increase salaries. This will deplete funds in three or four years, when rates will have to increase. The last rate increase was slated to last five years but continues to hold at the seven-year mark. Mr. Tye mentioned that capital funds cannot be used for O & M.

Mr. Tye reported on delinquent payments. Last month the total stood at \$7,700. There are liens on three properties (\$3,000, \$1,000, and \$800). He collected \$1,200. Aside from liens, the current amount of delinquencies is \$1,800. In answer to questions, Mr. Tye said that liens are subject to renewal and that late fees are 1 1/2 percent per month.

Letter to Customers in Appreciation for Their Participation: Mr. Tye referred to the letter included in the agenda packet. He thanked the customers for an easement right to the property that allowed the District to install a fire hydrant. This was useful later when a fire broke out at a nearby house.

Pumping Totals 2025: In 2025 water usage dropped 18.4% from 2014 pumping levels. District customers understand the importance of responsible water usage. Sixty-eight percent of total water production in 2025 is from Wells 5 and 6.

Update on Concept of Converting District to Solar Power. County Counsel Advice on Joint Powers Agreement (JPA) with and without Consideration of Solar Project. Research on Easements Existing at Jill Kinmont Boothe School (JKBS). Mr. Tye explained that he consulted with Scott Berger about the possibility of installing a solar system for the District. They collaborated on a proposal. Part of the process was a look at the Joint Powers Agreement with the Inyo County Office and Education (ICOE) because their property is the likely site for the proposed solar project. Mr. Tye showed the JPA to County Counsel Stacey Simon. She explained that Berger Electric cannot present a proposal at a public meeting if they want to bid on it. After talking with knowledgeable members of the community, Mr. Tye confirmed that bringing the project to completion would require a feasibility study at an estimated cost of \$2,000-\$3,000; an engineering plan and specifications at an estimated cost of \$25,000 to \$50,000; and a bidding process.

Ms. Simon explained that the JPA should be changed to a Memorandum of Understanding (MOU). The Agreement includes problematic language in Articles 1, 4, and 9. Additionally, the Agreement is between ICOE and Indian Creek Community Services District, the District's name before consolidation. Major points to address are transfer of possession to ICWCSD by changing "possession" to "ownership," and changing the withdrawal clause. As it stands, the withdrawal clause allows ICOE to withdraw from the agreement. Ms. Simon is drafting a revision of the JPA to an MOU with a focus of gaining ownership of wells 5 and 6 from ICOE. She made it clear that the JPA puts ICWCSD in jeopardy.

Mr. Gillespie said that the two wells in question belong to ICOE but the State acknowledges that ICWCSD has the right to operate them. They provided 68% of current water production in 2025.

Ms. Petersen asked about the history of Wells 5 and 6. Mr. Tye explained that they were installed before he was hired. His understanding is that ICOE had the drilling done and obtained the permit. George Lozito was the superintendent at the time. ICWCSD contributed \$20,000 toward construction and to connect the wells to the system. ICOE owns the land, pump, etc. The District bills ICOE for water. Land next to the wells was deeded to ICWCSD.

ICOE Superintendent Barry Simpson offered two possibilities for solar panel placement: the maintenance building and land west of JKBS. As a result of his investigation of easement rights on the proposed land, Mr. Tye obtained a map and signed document that show entities with easement rights: California Electric (later merged with Southern California Edison), telephone company, Eastern Sierra CSD, Bishop Creek Water Association, and Indian Creek Mutual Water Company (name prior to ICWCSD). Mr. Tye presented a detailed review of the easement map. The map and signed document are old, so he asked the Inyo County Assessor's Office to research the easement rights. Mr. Tye will take the signed document to the title company for clarification, and he sent the map and signed document to county counsel Stacey Simon.

Mr. Tye met with a representative of Eastern Sierra CSD who stated that they have a sewer main where solar panels would be installed, making that area unavailable for the panels. Mr. Tye could ask their board for permission to use their easement area.

Mr. Tye reported that according to a signed document, the easements cannot be sold.

Ms. Petersen asked if the signed document was recorded. Mr. Tye replied it is unknown so far.

In answer to Ms. Petersen's question, Mr. Tye said that Mr. Berger assessed how much sun there would be in the area where the solar panels would be installed. Engineering would have to be done if panels were placed on the maintenance building.

Ms. Petersen expressed concern about the JPA and said this is more important than the solar project. Mr. Tye's top priority should be to have the JPA rectified.

Mr. Dean asked about the status of consolidating with Sierra Highlands CSD. Mr. Tye responded that Provost and Pritchard will find out in the fall whether or not there will be funding. If consolidation proceeds, the solar project would be included.

Ms. Petersen asked Mr. Tye if ICOE would agree to the revisions in the JPA. He thinks Superintendent Simpson probably would but does not have a sense as to how the ICOE board might respond.

Mr. Williams stated that rectifying the JPA is a top priority. He asked about the benefits of the solar project. Potential financial benefits could start in approximately fifteen years.

Ms. Petersen asked if the solar project would be included in the proposed Memorandum of Understanding. Mr. Tye reported that county counsel suggested leaving it out until the ICWCSD board approves the project.

Mr. Gillespie suggested focusing on the JPA without the solar project.

Mr. Waters said that the solar project is too complicated by the easements on the proposed property.

A motion directing the ICWCSD Manager to replace the Joint Powers Agreement between Inyo County Office of Education and Indian Creek Community Services District with a Memorandum of Understanding was approved unanimously (moved Williams, seconded Dean).

Ms. Petersen reported that the next Owens Valley Groundwater Association meeting is scheduled for March 24, probably in Bishop.

The meeting was adjourned at 7:16 p.m.
Minutes submitted by Stephanie Sheltz