

Indian Creek-Westridge Community Services District Board Meeting
May 12, 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 Chairperson Casey Dean. Present were Directors Randy Gillespie, Sarah Petersen, Ted Williams, Robert “Muddy” Waters; District Manager Terry Tye; District Operators Don Buser, Taylor Hubble and Kim Derr.

Approval of Minutes: Minutes of the February 10, 2026 meeting were approved (moved Petersen, seconded Gillespie, Dean abstained).

Operations and Maintenance Report: The following are highlights of Mr. Derr’s report on the District Operators’ activities. Fixed a water leak at a commercial building on Grandview Drive. Addressed a service valve issue on Meadow Lane. Replaced a service valve on S. Tumbleweed. Inspected all well sites. Exercised valves. Handled Sensaphone issues.

Mr. Tye provided a field training about the water system for Board members Gillespie and Waters. Mr. Gillespie said the training was very good and that the condition of the system is impressive and clean. He is proud of the staff. Mr. Dean thanked the staff and Mr. Tye for taking good care of the system.

Mr. Tye stated that he is tutoring Mr. Hubble for the D1 test. Mr. Hubble is being trained for the future of the District.

Mr. Tye said that ICWCSD is probably the only water district that checks its system every day. Mr. Derr said this is very important. Mr. Tye noted the monumental job that Mr. Buser has done over the years.

Finance Report—Quarterly Report, Annual Budget, Delinquents, Annual State Controller Report: Mr. Gillespie reported that the balance in the bank stands at \$818,233, including an O & M total of \$323,061 and Capital Funds of \$495,172.

Mr. Tye presented detailed information about the budget worksheet for 2026-2027.

The Budget Worksheet 2026-2027 was approved unanimously with the following changes: 12 months ended June 30, 2027 amend Travel and Truck Allowance from \$5,400 to \$6,600; 12 months ended June 30, 2026 amend Inyo Mono Title Well 5 & 6 Easements from \$5,000 to \$1,000. Moved Williams, seconded Petersen.

Mr. Dean raised the topic of the fast-rising operating expenses. A lengthy discussion ensued. A rate increase will be necessary in three or four years. The last increase was approved in 2018. Mr. Tye noted that a rate increase requires a lot of work; it would be beneficial to start planning over the next year.

A finance committee to consider a rate increase was formed. Mr. Dean appointed Mr. Gillespie as the chairperson. Other appointed members are Mr. Waters and Mr. Tye.

Mr. Tye stated that this year's auditor's report was completed. A copy is in the agenda packet.

Mr. Tye reported on delinquent payments. The total was \$7,200. There are currently three liens. The current total is approximately \$1,500.

Progress Report on Update of JPA/MOU With Inyo County Office of Education: Mr. Tye reported that a Memorandum of Understanding between the District and ICOE has been drafted by county counsel. It memorializes the relationship of the parties with respect to the District's water infrastructure on ICOE property; the ongoing provision of water by the district to the Jill Kinmont Boothe School; continued access by the District to the water infrastructure; and the potential future installation and operation of solar panels by the District on the JKBS property.

An addition to the MOU is drafted and awaiting formal approval. It details the District's easement rights on the JKBS property.

Mr. Tye emphasized that obtaining the easement rights is a tremendous achievement for the District.

A motion giving Mr. Tye authority to sign the easement documents was approved unanimously (Petersen/Williams).

Solar Project Update: Mr. Tye reported that ICOE offered the daycare building for solar panels. This could be in addition to the maintenance building that was previously offered. There was a discussion about the solar project the District is considering. At this early stage, there are still many unknowns. If the District were to generate more energy than it needs, it could be given to ICOE. As a sign of good faith, the District could also reduce ICOE's water rate. The Board gave Mr. Tye permission to move forward on the solar project.

OVGA (Owens Valley Groundwater Authority) Report: Ms. Petersen reported that the Board is going to explore enforcement of well registration. Mr. Tye noted that he and Mr. Hubble attended the last meeting. He explained that OVGA's funds are dwindling but ICWCSD will not contribute more than it already did. Mr. Tye asked Ms. Petersen to obtain documents on how OVGA can generate revenue and enforce payments.

Electronic Annual Report and Consumer Confidence Report. Mr. Tye reported that the state approved the Electronic Annual Report. The Consumer Confidence Report is prepared.

A motion to approve the 2025 Consumer Confidence Report was approved unanimously (Dean/Gillespie).

Mr. Tye asked Ms. Sheltz to post the CCR on the District website around June 1st.

The meeting was adjourned at 7:35 p.m.
Minutes submitted by Stephanie Sheltz