

**LAKE HEMET MUNICIPAL WATER DISTRICT  
BOARD OF DIRECTORS MEETING  
July 17, 2025  
3:00 p.m.**

Lake Hemet Municipal Water District Board Room  
26385 Fairview Avenue, Hemet, CA 92544

[www.lhmwd.org](http://www.lhmwd.org)

**I. Call to Order and Pledge of Allegiance**

Vice-President Pastor called the meeting to order at 3:00 p.m.

**II. Roll Call**

PRESENT: Directors, Elam, Marshall and Pastor

ABSENT: Director, Foutz

OTHERS PRESENT: General Manager Gow, District Counsel Wojcik and District Secretary Billinger, District Secretary Trainee Rodriguez

**III. Agenda Approval**

Vice-President Pastor requested to amend the agenda and to move Consent Item #6 to after item #3.

**Director Elam moved and Director Marshall seconded a motion to approve the amended agenda.**  
Motion carried by the following roll call vote:

**AYES: Elam, Marshall, Pastor**  
**ABSENT: Foutz**

**IV. Public Hearing**

**A. Hearing for the Purpose of Accepting Public Comment on the Annual Levy and Collection of Water Availability Charges for I.D. No. A**

The Board shall hear and consider any and all objections or protests.

Following the Hearing – Board Action:

**Adopt Ordinance No: 191**

Establishing 2025/2026 Water Availability Charges for I.D. A  
(Garner Valley) No Changes

Vice-President Pastor opened the Public Hearing to comments at 3:02 p.m. Receiving no comments, in person or written, Vice-President Pastor closed Public Hearing at 3:03 p.m.

**Director Elam moved and Director Marshall seconded a motion to approve.**  
Motion carried by the following roll call vote:

**AYES: Elam, Marshall, Pastor**  
**ABSENT: Foutz**

**V. Public Comment Period**

None

**REGULAR SESSION OF THE BOARD OF DIRECTORS**

**VI. Response Items / Reports**

1. **General Manager Report – Mike Gow**
  - a. Manager's Report
  - b. Construction & Engineering  
GM Gow reviewed the written report in the agenda packet

Garner Valley Well #6 is currently out of service. A work order totaling \$27,000 has been submitted for the necessary repairs. We may need to consider a future budget increase to address additional needs.

The rate study is moving forward and is expected to be presented to the Board in August.

2. **Board Member Reports**  
None

**VII. Board Action Items**

3. **Consent Agenda Items** – Approval by Master Motion. Directors may separate items for discussion and voting.
  - a. Ratify June 2025 Expenditures

**Director Marshall moved and Director Elam seconded a motion to approve.**  
Motion carried by the following roll call vote:

**AYES: Elam, Marshall, Pastor**  
**ABSENT: Foutz**

4. **Minute Order** – Approve Minutes of Special Board Meeting on June 25, 2025

**Director Elam moved and Director Marshall seconded a motion to approve.**  
Motion carried by the following roll call vote:

**AYES: Elam, Marshall, Pastor**  
**ABSENT: Foutz**

5. **Minute Order** – Approve and Authorize Purchase of Model 930 Wheel Loader from Quinn Cat

GM Gow stated the Wheel Loader is used at the pipe yard for our pipeline installations. The previous one is 20 years old. This purchase gets us into compliance with carb requirements.

We will most likely get \$30k plus for the old wheel loader.

Director Elam asked when will the Wheel Loader be available? GM stated it will be delivered by the end of July.

**Director Marshall moved and Director Elam seconded a motion to approve.**  
Motion carried by the following roll call vote:

**AYES:** Elam, Marshall, Pastor  
**ABSENT:** Foutz

6. **Minute Order** – Request for Exemption Under Ordinance 176, Tentative Tract 31810 and to take action on Proposed Terms on Agreement for Construction of Groundwater Production Well

GM Gow introduced Mark Rosene, Director of Entitlements for Southern California Fourstar Development. The project includes 194 single-family dwelling units. As part of the proposal, they are exploring the concept of drilling a new well, which would eventually be dedicated to the district. Preliminary test results indicate a flow rate of nearly 100 gallons per minute. The proposed well site is located within 1,000 feet of EMWD recharge ponds, and the initial numbers are very promising.

Mr. Rosene expressed his appreciation for the professionalism and prompt responses of staff, including GM Gow, Engineering Services Manager Venable, and District Counsel Wojcik. He stated that Fourstar Development formally requested an exemption to Ordinance 176.

We hope to review the draft agreement to ensure it aligns with the Board's intentions. With escrow scheduled to close on October 9th, we are working within a tight timeline and are seeking approval by August.

District Counsel Wojcik stated that the agreement is approximately eighty-five percent complete and remains within the parameters for an exemption under Ordinance 176. He expressed his intent to continue working with Fourstar to finalize the agreement and present it to the Board at the August 21, 2025, meeting.

Tabled to August 21, 2025, board meeting.

**Director Marshall moved and Director Elam seconded a motion to table.**  
Motion carried by the following roll call vote:

**AYES:** Elam, Marshall, Pastor  
**ABSENT:** Foutz

7. **Minute Order** – Approve Amendment to Employment Agreement of Mike Gow

District Counsel Wojcik presented GM Gow's amendment to employment agreement, also noted, it is to be retroactive to July 1, 2025. He noted the primary points of the amendment.

**Director Elam moved and Director Marshall seconded a motion to approve.**  
Motion carried by the following roll call vote:

**AYES:** Elam, Marshall, Pastor  
**ABSENT:** Foutz

Recessed to closed session at 3:25 p.m.

**VIII. Closed Session**

- A. CONFERENCE REAL PROPERTY NEGOTIATORS** – Pursuant to Gov. Code Section 5495.5(b);  
District Negotiator(s): General Manager Gow/Attorney Wojcik  
Negotiating Party(s): Forestar; Under Negotiation: Assessor Parcel Numbers; 549-210-038 and 548-040-037

No reportable action

- B. PUBLIC EMPLOYEE PERFORMANCE EVALUATION** – Pursuant to Gov. Code Section 54957;  
Continued Review of the General Manager; Michael A. Gow

No reportable action

**Director Elam moved and Director Marshall seconded a motion to adjourn.**  
Motion carried by the following roll call vote:

**AYES: Elam, Marshall, Pastor**  
**ABSENT: Foutz**

**IX. Adjourned** at 4:07 p.m. to Thursday, August 21, 2025 at 3:00 p.m.

  
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Kathleen Billinger, Assistant Secretary

Vice-President Pastor asked for a motion to approve the minutes for the Regular Board Meeting of June 19, 2025, a copy of the minutes was sent to each board member for review prior to the July 17, 2025 meeting. Motion to approve was made by Director Elam with a second from Director Marshall. It carried by the following roll-call vote:

**AYES: Elam, Marshall, Pastor**  
**ABSENT: Foutz**

  
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Steven A. Pastor, Vice-President  
Lake Hemet Municipal Water District