



## **MINUTES OF THE SPECIAL BOARD MEETING OF THE BOARD OF DIRECTORS OF TRABUCO CANYON WATER DISTRICT | OCTOBER 29, 2025**

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The Special Meeting of the Board of Directors of the Trabuco Canyon Water District (TCWD or District) conducted on October 29, 2025, was called to order by President Edward Mandich at 9:00 a.m. in the Board Room at the District Administrative Facility located at 32003 Dove Canyon Drive, Trabuco Canyon, California. Mr. Michael Perea, District Secretary, transcribed the minutes thereof.

### **DIRECTORS PRESENT**

President Ed Mandich  
Vice President Glenn Acosta  
Director Mark Anderson  
Director John Horst  
Director Michael Safranski

### **STAFF PRESENT**

Fernando Paludi, General Manager  
Michael Perea, Assistant General Manager  
Karen Warner, Principal Accountant  
Roseann Lejsek, Executive Assistant  
Phil Serpas, CMMS/SCADA Administrator

### **STAFF ABSENT**

None

### **DISTRICT CONSULTANTS**

Claire Collins, District General Legal Counsel – Hanson Bridgett, LLP  
Habib Isaac, IB Consulting  
Andrea Boehling, IB Consulting

### **PUBLIC PRESENT**

There were members of the public present

### **PLEDGE OF ALLEGIANCE**

Director Acosta led the Board of Directors, District staff, and audience in the Pledge of Allegiance.

### **VISITOR PARTICIPATION**

None

### **ORAL COMMUNICATION**

None

### **DIRECTOR'S COMMENTS**

Director Safranski expressed his appreciation to staff for doing an exceptional job representing the District at the H2O for HOA's event held the previous week.

**TRABUCO CANYON WATER DISTRICT  
SPECIAL MEETING OF THE BOARD OF DIRECTORS MINUTES | OCTOBER 29, 2025**

**REPORT FROM THE GENERAL MANAGER**

Mr. Paludi reported that he attended the H2O for HOA’s event and thanked staff for their coordination and participation at the event.

Mr. Perea thanked Director Safranski for his participation in the home fire hardening panel at the H2O for HOA’s event.

**ACTION CALENDAR**

**ITEM 1: APPROVAL OF EXCLUSIVE AUTHORIZATION TO SELL WITH STADIA REALTY, INC.**

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Mr. Paludi introduced this matter for Board consideration. Mr. Perea reported that the Board requested this item be brought back for discussion, along with the negotiated change to the terms of the contract.

Director Acosta commented that Stadia has found a potential buyer, and that he has confidence that Stadia will secure the maximum value for the property. Director Acosta added that Stadia’s commission percentage was negotiated down from 3% to 2.5%

**MOTION:** Approve and authorize the General Manager to execute an Exclusive Authorization to Sell with Stadia Realty, Inc. – Director Acosta

**SECOND:** Director Anderson

**AYES:** Directors Mandich, Acosta, Anderson, Horst & Safranski

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

**MOTION PASSED/FAILED:** Passed 5 – 0

**ITEM 2: DISCUSSION CONCERNING TRABUCO CANYON WATER DISTRICT’S POTABLE WATER RATES AND CHARGES**

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Public Comment was received in relation to Item 2 on the agenda.

Sur Marucci – Ms. Marucci addressed the Board of Directors with her concerns regarding to the 1” meter fixed charge compared to the 5/8” meter fixed charge. Ms. Marucci asked the Board to verify the cost justification for the rates. Ms. Marucci added that the rates should be fair and equitable.

Jay Gentile – Mr. Gentile addressed the Board of Directors with his concerns regarding the District’s cost of service study. Mr. Gentile stated that he believes there are flaws in the study that are not in compliance with Proposition 218. Mr. Gentile requested that the Board take action to review and correct the rates.

Mr. Paludi introduced this matter for Board consideration, and he reported that the Board requested further discussion on this matter to understand the major components of the current rate structure as well as a potential timeline and resources for an updated rate study. Mr. Paludi introduced Mr. Isaac and Ms. Boehling with IB Consulting to present a review of the District’s 2023 Cost of Service Study.

Mr. Issac delivered a PowerPoint presentation reviewing a high-level overview of the District’s 2023 Cost of Service Study development process, including project milestones and rate setting components, financial plan summary, financial position analysis, legal requirements, rate structure adjustments, cost of service components, and rate development. Ms. Collins further detailed the legal requirements and the complexity of rate setting. Mr. Issac also presented current rate structure considerations including pros and cons to keeping the current rates in place versus doing a new rate study.

**TRABUCO CANYON WATER DISTRICT  
SPECIAL MEETING OF THE BOARD OF DIRECTORS MINUTES | OCTOBER 29, 2025**

Discussion occurred concerning the current rate structure, scenarios for potential reduction of the 1” meter fixed charge, and the methodology for a new rate study.

Director Horst recommended that staff go out for Request for Proposal (RFP) to multiple firms, including IB Consulting, to receive competitive bids. Director Horst added that engaging in a fresh perspective could be beneficial in reviewing the rates.

Director Safranski commented that the District’s rates must be fair, equitable and defensible, and he added that another District cannot subsidize our costs.

Director Acosta expressed his support for moving forward with a new rate study and utilizing IB Consulting to complete the study, in order to expedite the results.

Director Anderson asked whether the District could receive a reduced rate for a new study since IB Consulting has the District’s data to perform the analysis.

**MOTION:** Approve a New Rate Study and Request that IB Consulting Submit a Proposal for the Board’s Review at the November 19, 2025 Regular Board Meeting – Director Acosta

**SECOND:** Director Safranski

**AYES:** Directors Mandich, Acosta, Anderson, Horst & Safranski

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

**MOTION PASSED/FAILED:** Passed 5 – 0

District Customer – A District customer addressed the Board of Directors stating that through the Board’s discussion, he has received clarification on the meter costs, and he recommended that this be explained to customers. The customer also suggested that the Board consider a smaller contribution to reserves and offset that reduction with proceeds from the sale of the Porter property.

**CLOSED SESSION(S):**

The Board of Directors entered closed session in accordance with the agenda at 11:13 a.m. The General Manager and District General Counsel participated in closed session.

The closed session ended at 12:00 p.m.

**ITEM 3: REPORT OF ACTION(S) TAKEN IN CLOSED SESSION**

Director Acosta reported that the Board of Directors met in closed session to review the matters as agendaized, and that there was no action to be reported in closed session.

**ADJOURNMENT**

President Mandich adjourned the October 29, 2025 Special Board Meeting at 12:00 p.m.