



Minutes of the Special Meeting  
of the Board of Directors of the Rowland Water District  
January 24, 2023 – 6:00 p.m.  
3021 Fullerton Road  
Rowland Heights, CA 91748

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**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF DIRECTORS**

President Szu Pei Lu-Yang  
Vice President John Bellah  
Director Vanessa Hsu  
Director Robert W. Lewis  
Director Anthony J. Lima

**ABSENT:**

None.

**OTHERS PRESENT:**

Jim Uhl, Breaking the Chain Consulting

**ROWLAND WATER DISTRICT STAFF**

Tom Coleman, General Manager  
Dusty Moisia, Assistant General Manager  
Allen Davidson, Director of Operations  
Myra Malner, Director of Finance  
Gabby Sanchez, Executive Assistant

**ADDITION(S) TO THE AGENDA**

None.

**PUBLIC COMMENT ON NON-AGENDA ITEM**

None.

**1. ACTION ITEMS**

- 1.1 Board Development Workshop Facilitated by Jim Uhl, Breaking the Chain Consulting**  
Mr. Jim Uhl of Breaking the Chain Consulting facilitated dialogue amongst Board members regarding strengths-based assessments, leadership development, and organizational health. As this was an informational item only, no Board action was taken.

**1.2 Update on the ACWA/JPIA Election of Executive Committee Member**

Board members were apprised of the election procedures for the ACWA/JPIA election of Executive Committee Members. President Lu-Yang expressed her interest in submitting her nomination and directed staff to move forward the nomination procedures. As this was an informational item only, no Board action was taken.

**2. CLOSED SESSION**

A closed session was not held in connection with the items listed below:

**a. CONFERENCE WITH REAL PROPERTY NEGOTIATOR – [§54956.8]**

Property: Portion of Property Located at 839 S. Azusa Avenue  
City of Industry, CA  
District Negotiator: Tom Coleman, General Manager  
Negotiating Parties: City of Industry  
Under Negotiation: Price and Terms

**b. CONFERENCE WITH REAL PROPERTY NEGOTIATOR – [§54956.8]**

Property: Assessor Parcel Numbers 8266-002-900, 8266-002-901 and  
8269-003-903  
District Negotiator: Tom Coleman, General Manager  
Negotiating Parties: Puente Hills Habitat Authority  
Under Negotiation: Price and Terms of Payment

**General Manager’s and Directors’ Comments** – Board members were informed of an upcoming tour of the Pomona-Walnut-Rowland Joint Water Line and were asked to advise Assistant General Manager Dusty Moisio of their interest and availability in participating.

**Future Agenda Item(s)** – None.

**Late Business** – None.

A motion was made by Director Hsu, seconded by Director Lima, and unanimously carried to adjourn the meeting. The meeting was adjourned at 8:10 p.m.

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SZU PEI LU-YANG  
Board President

Attest: \_\_\_\_\_  
TOM COLEMAN  
Board Secretary