

**Town of Apple Valley**  
**Ranchos Acquisition Efforts**  
Schedule of Expenditure Details  
For the Month Ended July 31, 2015

	Budget	Current Month	Fiscal Year-to-date	Other related Ranchos Costs	Prior Fiscal Years (in total)
Expenditure Details	<u>3,200,000</u>			<u>813,816</u>	
Attorney Costs - Ranchos <sup>(1)</sup>					
Ranchos Acquisition	500,000				370,357
Rate Cases and Advice Letters				343,872	
Recycled Water				57,122	
Public Records Requests <sup>(2)</sup>				68,870	
Yermo				29,610	
Carlyle Merger				154,277	
Liberty Merger				59,412	
JLAC Audit				15,688	
Appraisal Costs					
The Hayward Consulting Group	127,400				127,377
Other Consulting Services <sup>(3)</sup>					
Rincon	80,000				-0-
Urban Futures	12,500				12,500
Bartel Wells	42,500				42,154
Public Information					
Fiona Hutton & Associates	13,600				13,601
True North Research	22,850				22,850
Katz & Associates	29,500				29,313
20/20 Network	150,000				47,981
Public Records Requests <sup>(2)</sup>				84,965	
Other - Miscellaneous					
Unallocated	2,221,650				
Total Expenditures <sup>(4)</sup>	<u>3,200,000</u>	<u>-</u>	<u>-</u>		<u>666,133</u>

Footnote:

- (1) Attorney costs related to the possible Ranchos Acquisition are recorded in total in the related category. All other "highlighted" Attorney costs not directly related to the acquisition process are presented for illustrative purposes only and are not included in the expenditure totals.
- (2) Public Records Requests include cost estimates for staff time, duplication and attorney's review. From FY 2011 through FY 2015, sixty (60) public records requests were submitted regarding water or related matters. Over 154,000 documents were provided in response to these requests which cost \$153,835 to search files, gather records, review records and reproduce.
- (3) Consulting Services includes any services contracted privately; not performed by Town personnel. These amounts primarily consist of payroll costs for consultant's personnel.
- (4) Prior Fiscal Years (in total) includes expenditures for FY 2011 thru FY 2015

# REQUEST FOR RECORDS LOG 2015

Date Rec'd	Request Number	Requestor	Department	Cost to Prepare Response
4/20/2015	106	K. Brogan	<p>Finance/PIO/Town Manager &amp; Municipal Operations –</p> <p>1. All invoices from Best Best &amp; Krieger LLP for work performed relating to Apple Valley Ranchos from May 30, 2010 through and including January 1, 2011; 2. To the extent not already produced, all invoices from Best Best &amp; Krieger LLP for work performed relating to Apple Valley Ranchos from January 1, 2011 to present; 3. To the extent not already produced, all invoices from consultants or experts relating to work performed relating to Apple Valley Ranchos from January 1, 2011 to present; 4. All complete appraisal reports by Hayward Consulting Group of Apple Valley Ranchos; 5. All appraisal reports of any appraisers of any and all assets of Apple Valley Ranchos; 6. All correspondence and emails mentioning or relating to Apple Valley Ranchos from January 1, 2010 to present; 7. The request for proposal relating to public relations services for the Town of Apple Valley's acquisition of Apple Valley Ranchos,</p> <p>all responses to that request for proposal, all contract(s) for public relations services relating to or supporting the Town of Apple Valley's acquisition of Apple Valley Ranchos, including but not limited to the development and content of the website <a href="http://avh2ours.com/">http://avh2ours.com/</a>, and all invoices related thereto; and 8. All correspondence and emails between employees or agents of the Town of Apple Valley, on the one hand, and any firm providing public relations services supporting the Town of Apple Valley's acquisition of Apple Valley Ranchos, including but not limited to the development and content of the website <a href="http://avh2ours.com/">http://avh2ours.com/</a>. Requestor K. Brogan (dlt)</p>	12,400
1/21/2015	18	BB&K/Hill Farrer & Burrill	Finance (Marc Puckett) & IS – Deposition Subpoena re: Missoula v. Mountain Water Company. Please see physical documents for lengthy description. Requestor BB&K /Hill Farrer & Burrill (dlt)	9,440

## REQUEST FOR RECORDS LOG 2015

Date Rec'd	Request Number	Requestor	Department	Cost to Prepare Response
1/21/2015	19	BB&K/Hill Farrer & Burrill	Finance (Dennis Cron) & IS – Deposition Subpoena re: Missoula v. Mountain Water Company. Please see physical documents for lengthy description. Requestor BB&K /Hill Farrer & Burrill (dlt)	9,440
1/22/2015	21	G. Brodeur	Finance – Costs associated with feasibility studies and the Blue Ribbon Water Committee, (consultants, legal, etc.); how much was spent on the acquisition effort in 2014; how much is projected to be spent in 2015; and how much are increasing water rates cost the TOAV. Requestor G. Brodeur (dlt)	200
4/13/2015	93	L. Lee	Finance/PIO – Backup documentation, invoices, contracts and prior expenditures, warrants, electronic transfers, and appurtenant records supporting and/or related to: Warrant #110475 dated 2/6/15 to Hayward Consulting Group for “contract for appraisal services” in the amount of \$45,089.88 on the Town Council agenda for action on 4/14/15, Warrant #110498 dated 2/9/15 to BB&K ICO American Express for “Trademark” services in the amount of \$149,644.79 on the Town Council agenda for action on 4/14/15, Warrant #110504 dated 2/9/15 to Daily Press ICO American Express for “ADS” services in the amount of \$8,583.98 on the town Council agenda for action on 4/14/15, adopted, Town of Apple Valley Budget for Fiscal Years 2008-2009, Contract with True North Research, invoices and payments for phone survey report of August, 2014 related to the takeover of Apple Valley Ranchos Water Company, and contract with 20/20 Network dated 2/24/15, and invoices and payment to date for Public Relations services. Requestor L. Lee (dlt)	720

## REQUEST FOR RECORDS LOG 2015

Date Rec'd	Request Number	Requestor	Department	Cost to Prepare Response
5/11/2015	130	L. Lee	Town Clerk – Copy of March 24, 2015 and April 28, 2015 Town Council Meetings. Requestor L. Lee (dlt)	180
7/13/2015	194	L. Lee	Finance – Copies of 1) All bank or financial institution statements from July 1, 2014 to current date for the Town of Apple Valley, the Apple Valley Community Resource Foundation, the Apple Valley Redevelopment Agency, the Apple Valley Redevelopment Successor Agency, the Apple Valley Redevelopment Obligation Retirement Fund, the Victor Valley Economic Development Authority, the Apple Valley Golf Course (Deposit and A/P Accounts), the various money market and certificates of deposit and any other entities which contain public funds, including, but not limited to, those accounts at Union Bank, U.S. Bank, Desert Community Bank, LAIF, First Empire Securities, Inc., and Mutual Securities, Inc. and 2) All warrants, wire transfers and/or electronic fund transfers, invoices and backup documents from July 1, 2014 to current date for all credit, and/or debit cards, issued to and for the Town of Apple Valley, the Apple Valley Community Resource Foundation, the Apple Valley Redevelopment Agency, the Apple Valley Redevelopment Successor Agency, the Apple Valley Redevelopment Obligation Retirement Fund, the Victor Valley Economic Development Authority, and the Apple Valley Golf Course, and any other entities for which credit accounts are utilized, including, but not limited to, cards such as Visa, MasterCard, Discover, American Express, PayPal and eCheck. Requestor Leane Lee (dlt)	3,100

## REQUEST FOR RECORDS LOG 2015

Date Rec'd	Request Number	Requestor	Department	Cost to Prepare Response
7/24/2015	206	L. Lee	Finance/Town Clerk – 1) American Computer Services (ACS), contract, including all amendments, extensions, exhibits, invoices and warrants for services for fiscal year 2013-2014 and 2014-2015, with backup documentation; 2) All mailed and published notices for user fee rate increases on wastewater and solid waste from fiscal year 2011-2012 to current date; 3) All wastewater and solid waste lien entries for accounts payable and accounts receivable, including the journal entries for Fiscal Year 2013-2014 and 2014-2015 along with back up documentation and authorizations; and 4) All wastewater and solid waste bad debt entries for accounts payable and accounts receivable, including the journal entries for Fiscal Year 2013-2014 and 2014-2015 along with backup documentation and authorizations. Requestor L. Lee (dlt)	4,600 Approx.
8/4/2015	217	L. Lee	Records/All Departments – Monthly status reports by each department of the Town and the monthly status report to Town Council related to the budget and status of expenditures for the month of July 2015 of fiscal year 2015-2016, including, but not limited to, all reports, correspondence, memos, emails of staff and council related to the monthly status reports. Requestor L. Lee	620
8/4/2015	218	L. Lee	Records/Finance/PIO/Town Council/Staff – Eldorado Broadcasting, contract, including all amendments, extensions, exhibits, invoices and warrants for services for fiscal year 2014-2015 and 2015-2016, with backup documentation, including, but not limited to, electronic, hard copy, to include emails of staff and elected officials, to and from each other, and any other persons or entities, including the text and audio, of all advertising up to and including those records available on the date of the Town of Apple Valley actually produces records in response to this request. Requestor L. Lee (dlt)	480 (Approx)

## REQUEST FOR RECORDS LOG 2015

Date Rec'd	Request Number	Requestor	Department	Cost to Prepare Response
4/21/2015	107	D. Mueller	Finance/Town Manager & Municipal Operations – Copies of documents and emails between the Apple Valley Ranchos Water Company and the town which involve the Apple Valley Golf Course water wheeling deal, copies of the termination memos, letters and/or emails and copies of any documents that relate to how much water was wheeled to the Ranchos. Requestor D. Mueller (dlt)	550
5/4/2015	121	D. Mueller	Municipal Ops/Finance – Copy of correspondence terminating the two (2) Tariff Deviation Agreements for James Woody and AVGC. Requestor D. Mueller (dlt)	60
5/11/2015	128	D. Mueller	Finance – Please see lengthy RDA records request for details. Requestor D. Mueller (dlt)	450
6/25/2015	178a	D. Mueller	Finance – Copies of billing Statements submitted by AVRWC for water usage at all Town of Apple Valley Parks, Apple Valley Golf Course and any other billed location in TOAV for Calendar Year 2013; Copy of budget page identifying new Toro Lawnmower in the 2015-2016 budget; and documentation that supports the loans made from the TOAV to the RDA that Finance sought reimbursement for from the DOJ. Requestor D. Mueller (dlt)	1,230
7/13/2015	193	D. Mueller	TM/ATMs D. Cron & M. Puckett – Reports that would indicate total town water usage in either acre feet or gallons for each year (2013-present) and the total dollar amounts spent by the town for all water usage each year from 2013 to present. This request includes e-mails between the council, town staff, the town manager and/or the assistant town managers, that might discuss this issue and the policy the town has, or will have, to meet the SWRCB requirement to reduce water usage by 25%. Copies of invoices for any town property that is serviced by Golden State Water Company for the year 2013. Requestor D. Mueller (dlt)	610

## REQUEST FOR RECORDS LOG 2015

Date Rec'd	Request Number	Requestor	Department	Cost to Prepare Response
5/1/2015	120	G. Raven	Records – Copy of PowerPoint presentation from April 28, 2015 Special Meeting. Requestor G. Raven (dlt)	40
1/5/2015	5	A. Rice	Planning- Copy of record identifying how many mailers were sent to the residents affected by GPA # 2013-12 ZC # 2013-01. Requestor A. Rice (ca)	40
1/5/2015	6	A. Rice	Finance - Copy of record outlining payments made for CY 2013-2014 to the following media outlets: Apple Valley News, Adelanto Bulletin, County Local Reporter, Hesperia Resorter. Requestor A. Rice (ca)	30
4/21/2015	108	A. Rice	Finance/Town Manager & Municipal Operations – 1. Copy of 2014 TOAV (letter/bulletin /announcement) solicitation of proposed work/contract for Appraisal services; 2. Copy of David Hayward Consulting Group's proposal/bid including references for Appraisal of other water companies work experiences having been performed in the last 10 years; 3. Copy of contract/agreement including purpose of contract, statement of work, methods to be used, legal basis, price and retention amounts, reports required and completion date; and 4. Copy of preliminary report and/or details regarding calculation of discount cash flow method and its components of AVRW EBITDA (Earnings before Interest, Taxes, Depreciation, and Amortization) and the Capitalization Rate used in this Appraisal Methodology. Requestor A. Rice (dlt)	400

## REQUEST FOR RECORDS LOG 2015

Date Rec'd	Request Number	Requestor	Department	Cost to Prepare Response
5/26/2015	145	A. Rice	Finance – Copy of the following warrants to include date, payee, description, and amount:  Sept 2014 - 108466, 108548, 108581, 108663;  Oct 2014 108862, 109119, 109191, 109192;  Nov 2014 109317, 109390, 109470;  Dec 2014 109718, 109755, 109898, 109777, 109756;  Jan 2015 110062 thru 110155 (94 warrants: No data, Missing Pages);  Feb 2015 110478, 110486, 110501, 110548, 110568. Requestor A. Rice (dlt)	210
6/28/2015	145a	A. Rice	Finance – Copy of the following warrants to include date, payee, description, and amount:  Sept 2014 - 108466, 108548, 108581, 108663;  Oct 2014 108862, 109119, 109191, 109192;  Nov 2014 109317, 109390, 109470;  Dec 2014 109718, 109755, 109898, 109777, 109756;  Feb 2015 110478, 110486, 110501, 110543, 110548, 110568. Requestor A. Rice (dlt)	185
5/26/2015	146	A. Rice	Finance – RE: David Hayward contract: payment (warrant) doc with approval signature and backup invoices for (1) \$10K wire transfer, (2) \$13K warrant payment including signatures and invoices, (3) \$17K warrant payment with signatures and invoices. Requestor A. Rice (dlt)	140



## REQUEST FOR RECORDS LOG 2015

Date Rec'd	Request Number	Requestor	Department	Cost to Prepare Response
6/30/2015	181	A. Rice	Finance – Copy of Com'l Warrants missing from Dec 2014 schedule and all their backup documentation: 109847 109848 109849 109850 109851 109852 109853 109854 109855 109856 109857 109858 109859 109860 109861 109862 109863 109864 109865 109866 109867 109868 109869 109870 109871 109872 109873 109874 109875 109876 109877 109878 109879 109880 109881 109882 109883 109884 109885 109886 109887 109888 109889 109890 109891 109892 109893. Requestor A. Rice (dlt)	405
7/7/2015	187	A. Rice	Town Clerk - Copy of initial study for scoping meeting of July 7, 2015 re: acquisition of AVR and mailing distribution list. Requestor A. Rice (dlt)	60
7/15/2015	196	A. Rice	HR - Copy of TOAV Personnel Policy and Procedure Manual, Benefit Plan, Salary Schedule and Classification. Requestor A Rice (amr)	60
7/15/2015	197	A. Rice	Records/Finance - Copy of page C-6 of 2-10-15 Agenda and Copies of Warrant Nos 109847-109893. Requestor A Rice (amr)	130
7/28/2015	207	A. Rice	Finance – Copy of warrants, invoices and backup documentation for the following: 107318, 107822, 107837, 109317, 109470, 109847 thru 109852, 109990, 110071 thru 110077, 110083 thru 110094, 111181, 111248 thru 111252. Requestor A. Rice (dlt)	140

**Total Requests**      27  
**Total Cost**            45,920

## REQUEST FOR RECORDS LOG 2014

Date Rec'd	Request Number	Requestor	Department	Cost to Prepare Response
9/8/2014	287	K. Brogan	Town Manager/PIO/Finance/ Public Services/Records – All invoices from BB&K for work performed re: BRWC from 1/1/12 to present; all invoices of consultants or experts for work performed re: BRWC from 1/1/12 to present; all draft or final reports of the BRWC from 1/1/10 to present including the report dated on or about 1/11/12 and the BRWC report referenced at page 3 of Comments of the TOAV to PUC dated 10/20/11; all documents re: creation, construction, responses and/or results of the survey conducted in 2014 by or on behalf of the TOAV re: potential or attempted acquisition of AVRWC entitled Survey of Apple Valley Residents re: Water System Acquisition; and all correspondence, memoranda, writings and electronic mail between staff of the TOA re: potential public ownership of AVRWC from 1/1/12 to present. Requestor K. Brogan (dlt)	7,340
11/19/2014	356	Hill, Farrer & Burrill	Town Manager/PIO/Finance Public Services/ Records – All writings that constitute the Request for Proposal for Appraisal Services for the potential Town acquisition of “a water company” as reflected in the Staff Report of July 8, 2014; all writings that mention, confirm, refer to, or relate to the Request for Proposal for Appraisal Services for the potential Town acquisition of AVRWC; all responses received by the Town to any Request for Proposal for Appraisal Services for the potential Town acquisition of “a water company”; all writings that mention, confirm, refer to or relate to invoices received for amounts paid by the Town for any Appraisal Services for the potential Town acquisition of “a water company”; all appraisals and/or appraisal reports, dated after January 1, 2013, for the potential Town acquisition of AVRWC; and all valuations or appraisals of AVRWC, or any of its assets, dated after January 1, 2011. Requestor Hill, Farrer & Burrill (dlt)	5,340

## REQUEST FOR RECORDS LOG 2014

Date Rec'd	Request Number	Requestor	Department	Cost to Prepare Response
5/14/2014	163	D. Mueller	Econ. Dev./Finance/Records – Copy of records identify PBID expenses totaling \$200,000 for “property acquisition” within the 2013-14 adopted budget that has been carried over into the 2014-15 proposed budget. Copy of minutes where the change was submitted to the people of Apple Valley and voted on by town council. Copy of records associated with \$400,000 for drainage improvements” within PBID, copies of records responsive to the town administered Highway 18 median and maintenance set aside \$170,000, the records that source the origin of that money and from what town account. Requestor D. Mueller (dl)	335
	211	D. Mueller	Town Clerk/Finance/Records – Copies of commercial warrants paid by the TOAV to High Desert Auto Supply dba: NAPA Auto Parts from present dating back to 2002 and Apple Valley Communications from present and dating back to 2012; Copies of all commercial warrants paid to Big Apple Automotive dating back to 2002; copies of bid proposals, RFP, RFQ for the supply/service contracts for Apple Valley’s fleet vehicle maintenance, High Desert Auto Supply dba NAPA and Apple Valley Communications supply/services performed for the Town of Apple Valley; copies of 1099’s supplied to the above mentioned vendors dating back to 2002 and copies of Form 700 filed by Councilman Fred Scott Nassif and Councilman Larry Cusack for each year they have been in elected office while these supply/service contracts were in force. Requestor D. Mueller (dl)	1,130
7/21/2014	228	D. Mueller	Econ Dev/Finance – Copies of the PBID IRS determination letter(s) for the association’s tax-exempt status. If they have changed their status, requestor wants copies of that letter as well. Requestor D. Mueller (dl)	60
8/6/2014	244	D. Mueller	IS – Copy of record that compiles statistics on the Granicus video for town meeting, specifically the number of unique viewers who actually watch town council meeting. Requestor D. Mueller (dl)	80

## REQUEST FOR RECORDS LOG 2014

Date Rec'd	Request Number	Requestor	Department	Cost to Prepare Response
8/8/2014	251	D. Mueller	Town Attorney – Copies of all e-mails and correspondence Town Attorney John Brown had with District Attorney Michael Ramos (or his PIU representative(s)) over a two year period (2010-2012), and in regards to the PBID decisions read into the record at the June 12, 2012 town council meeting by Mr. Brown. Copies of the citations from the District Attorney that ruled PBID Boards aren't subject to California Government Code Section 1090 or a copy of that letter from the District Attorney. Requestor D. Mueller (dlt)	3,120
10/23/2014	334	D. Mueller	Records – Copy of Feasibility Study Acquiring AVRWC. Requestor D. Mueller (dlt)	160
8/4/2014	239	R. Orr	Records – Copy of Blue Ribbon Water Committee Report. Requestor R. Orr (dlt)	180
10/14/2014	322	T. Penna	Records – Copy of Financial Feasibility Study, which is referenced in the "Water to Flow" article, which is on Page 10 of "Our Town" newsletter (Oct-Dec 2014). Requestor T. Penna (dlt)	1,320

**Total Requests      10**  
**Total Cost            19,065**

## REQUEST FOR RECORDS LOG 2013

Date Rec'd	Request Number	Requestor	Department	Cost to Prepare Response
7/15/2013	196	D. Mueller	Finance – Copies of inter-fund transfers; revenue or assets representing revenue, transferred out of the Golf Fund to the Wastewater Fund, General Fund or any other fund that is owed money by the Golf Fund; inter-fund transfers back to the Golf Fund, encumbrances incurred against those golf course water rights and documents that indicate the total revenue generated from the sale of the water rights. (Please see hard copy request for complete details). Requestor D. Mueller (dlt)	40
8/20/2013	237	D. Mueller	Planning – Copy of documents showing who adopted the joshua trees from the southeast corner of Dale Evans Parkway and Thunderbird Road (Wal-Mart). Requestor D. Mueller (dlt)	520
8/20/2013	238	D. Mueller	Planning – Copy of CDFG certification that no burrowing owls were located on the site of Dale Evans Parkway and Thunderbird Road (Wal-Mart) prior to grading. Requestor D. Mueller (dlt)	160
12/16/2013	361	D. Mueller	Finance – Copy of commercial warrant number 10286 paid to LGM Apple Valley LLC along with backup documentation supporting what the payment was for; copy of commercial warrants 102814, 102947, 103150 and 103080 along with backup documentation supporting what the payment were for. Requestor D. Mueller (dlt)	320
3/8/2013	80	S. Weldy	Town Attorney – Opinion letter(s) or memoranda of the Town’s lawyers on which you are relying in stating that VVWRA could provide reclaimed water for Town uses without running afoul of the duplication of service provisions; opinion letter(s) or memoranda of the Town’s lawyers on which you are relying in stating that VVWRA could provide reclaimed water for Town uses without triggering liability for inverse condemnation under the Public Utilities Code, the Water Code or California common law; and citations to any statutory or case law that supports or explains the above opinions. Requestor S. Weldy, AVRWC (dlt)	1,660

**Total Requests            5**

**Total Cost                2,700**

## REQUEST FOR RECORDS LOG 2012

Date Rec'd	Request Number	Requestor	Department	Cost to Prepare Response
3/5/2012	66	Hill, Farrer, & Burrill.	Finance/Town Clerk/Public Services/IS/Town Manager – Any and all records i.e. invoices, correspondence, memoranda, writings and email between staff, the Blue Ribbon Water Committee members and BB&K from January 1, 2010 to the present. (See request itself for a lengthier description). Requestor Hill, Farrer, & Burrill. (dlt)	8,420
2/1/2012	36	D. Mueller	Econ. Dev./Records – Copy of the draft Recognized Obligation Payment Schedule. Requestor D. Mueller (dlt)	20
2/6/2012	38	D. Mueller	Human Resources – Copy of list of all recently retired employees who took the town's offer of two years credit towards time served. Requestor D. Mueller (dlt)	40
4/3/2012	85	D. Mueller	Finance – Supporting docs indicating where the \$400,000 paid to LGM came from, i.e. General Fund or some other fund. Requestor D. Mueller (dlt)	260
5/30/2012	136	D. Mueller	Finance/Econ Dev/Engineering – Copy of letter from DOF and Town's rebuttal for disqualification AMCAL, New Housing/RRLP/DAP and Yucca Loma Bridge projects. Copy of current AMCAL DDA (not loan agreement). Documents showing the deliberative process why the Yucca Loma Bridge costs have increased. Documents supporting which bond is being used to fund the loan the TOAV is making to AMCAL and documents which support that the public was notified. Requestor D. Mueller (dlt)	1,410

## REQUEST FOR RECORDS LOG 2012

Date Rec'd	Request Number	Requestor	Department	Cost to Prepare Response
7/9/2012	167	D. Mueller	Town Clerk's office – Request made in person @ 9:12 am. for copies of 700 & 460 Forms for the period June 30, 2011 – June 2012 for Council Member Curt Emick. Requestor David Mueller (davidjohnmueller@gmail.com) (ysr)	180
9/4/2012	228	T. Piper	Records – Copies of all contracts between TOAV and AVRWD. Requestor T. Piper (dlt)	380
7/9/2012	169	A. Rice	Planning/Finance – Amount of DIF paid and TOAV labor and other costs expended to date on the Sitting Bull Dev. Project. Requestor A. Rice (dlt)	120

**Total Requests        8**

**Total Cost            10,830**

## REQUEST FOR RECORDS LOG 2011

Date Rec'd	Request Number	Requestor	Department	Cost to Prepare Response
2/11/2011	43	Hill, Farrer & Burrill	Town Clerk / Town Manager / Public Works / Finance / HR / Economic Development / Engineering – All documents re: Apple Valley Ranchos Water Company (please see printed request for more specifics). Requestor Hill, Farrer & Burrill (dlt)	4,100
12/22/2011	352	Hill, Farrer & Burrill	Town Clerk / Public Works – All documents re: Blue Ribbon Water Committee (please see printed request for more specifics). Requestor Hill, Farrer & Burrill (dlt)	600
6/29/2011	182	D. Mueller	IS/Economic Dev. – All emails or hard copy correspondence that references AVHTV, Mr. Craig Way, Norm Chess and any emails between members of the Town, Town Council to any individual as it relates to AVHTV, Mr. Craig Way or Norm Chess since June 22, 2010. Requestor D. Mueller (dlt)	180
7/6/2011	187	D. Mueller	Records/Finance – Copies identifying creation date of wastewater fund accounts, minutes approving/identifying public hearings re: fees and classification of the account; proposed/adopted fee increases to wastewater fund accounts, minutes approving/identifying public hearing authorizing the fee increases. Requestor D. Mueller (dlt)	150
7/12/2011	191	D. Mueller	Econ. Dev/Finance – Provide records evidencing disbursements payable to AVHTV, LLC since close of escrow. Requestor D. Mueller (dlt)	60
7/26/2011	226	D. Mueller	Town Manager/Finance – Letter from F. Robinson, copy of bookkeeping entry or transfer used to fund AVCC, letter from M. Puckett assuring Mr. Mueller no restricted funds were used to purchase the AVCC. Requestor D. Mueller (dlt)	40
7/26/2011	227	D. Mueller	Finance – Copy of records showing what accounts originated the interfund transfer to purchase the AVCC. Requestor D. Mueller (dlt)	40
10/5/2011	285	A. Rice	Town Clerk – Review most updated sections of the Muni Code §§ 11.20 & 11.68. Requestor A. Rice (dlt)	80



## REQUEST FOR RECORDS LOG 2011

Date Rec'd	Request Number	Requestor	Department	Cost to Prepare Response
11/17/2011	324	A. Rice	HR/Records – Copy of compensation survey conducted for year 2011, copy of report findings, date and persons involved in determining any changes to compensation proposed, if any. Copy of staff report going to council, if any. Requestor A. Rice (dlt)	880
12/1/2011	330	A. Rice	HR/Finance – Copy of RFP 2011/2012 Total Compensation Survey and payments to consultant. Requestor A. Rice. (dlt)	120

10

6,250

# Town of Apple Valley

## Ranchos Acquisition Efforts

### Transparency Report

August 11, 2015




1




## *Transparency Report*

- Council Request:
  - To demonstrate transparency in the Town's acquisition efforts of Ranchos, a report was requested to be submitted to Council identifying costs incurred to date.


2




# Transparency Report



- To be presented monthly
- Will include all categories of expense
  - Attorney costs
  - Appraisal costs
  - Other consultants costs
  - Public Information costs
- Will include list of all public records requests received with associated cost estimates
- Will include estimate of possible future costs




# Transparency Report




- To be presented monthly
- This report covers the reporting period of July 31, 2015.
- As noted within the report, no expenditures have occurred during the month of July
- Financial information presented includes expenditures through June 30







# Transparency Report




- Attorney's costs
  - Acquisition costs
    - Direct costs \$370,357
  - Other related
    - Rate Cases and Advice Letters
    - Recycled Water
    - Public Records Requests
    - Yermo
    - Carlyle Merger
    - Liberty Merger
    - JLAC Audit




# Transparency Report




- Attorney's costs
  - Other related \$728,851
    - Rate Cases and Advice Letters
    - Recycled Water
    - Public Records Requests
    - Yermo
    - Carlyle Merger
    - Liberty Merger
    - JLAC Audit




# Transparency Report



- Attorney's costs
  - Other related **\$728,851:**  
**Rate Cases and Advice Letters**
  - The Town has spent \$343,872 since 2011 fighting AVR rate increases and numerous advice letters, and hiring consultants to analyze the accuracy of AVR's claims and water rate modeling
  - AVR has not released any information about its legal bills.




# Transparency Report




- Attorney's costs
  - Other related **\$728,851:**  
**Recycled Water**
  - The Town has spent \$57,122 fighting for the right to use recycled water paid for by Town residents once it becomes available
  - AVR has threatened to sue the Town if the Town attempts to use recycled water without giving the water to Ranchos and allowing them to sell it back to the Town and its residents.







# Transparency Report




- **Attorney's costs**
  - Other related **\$728,851:**  
**Public Records Requests**
  - The Town has spent **\$68,870** in reviewing the **60** public records requests related to **Ranchos** and provided over **154,000** documents
  - The Town will be making the same records requests to **Ranchos**




# Transparency Report




- **Attorney's costs**
  - Other related **\$728,851:**  
**Yermo**
  - The Town has spent **\$29,610** fighting **AVR's** purchase of **Yermo**
  - Initial repairs and upgrades will cost **\$7.7million**, which works out to almost **\$28,000** for each of **Yermo's 278** active connections.
  - The Town believes residents of **Apple Valley** will be stuck paying for the repairs to **Yermo's** water system



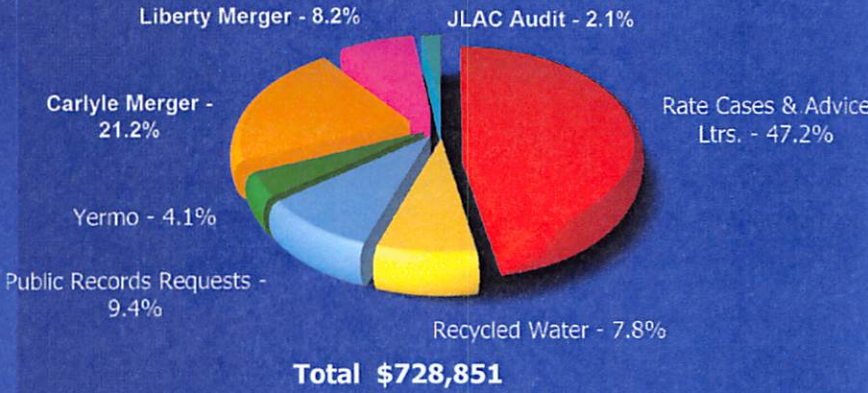
# Transparency Report



- Attorney's costs
  - Other related **\$728,851**: Carlyle Merger/Liberty Merger
  - The Town has spent \$154,277 fighting the sale of AVR to the Carlyle Group, a Washington D.C. based hedge fund.
  - The Town has spent \$59,412 so far fighting the sale of AVR to Liberty utilities, a Canadian firm.
  - Liberty Utilities has stated to investors that the California market is attractive because of its "favorable regulatory environment" and opportunities to "deploy capital" – at a guaranteed rate of return of 9.7%




## What the Town has spent in Attorney fees protecting you, the resident (if the acquisition is successful, these expenditures cease)



**Total \$728,851**

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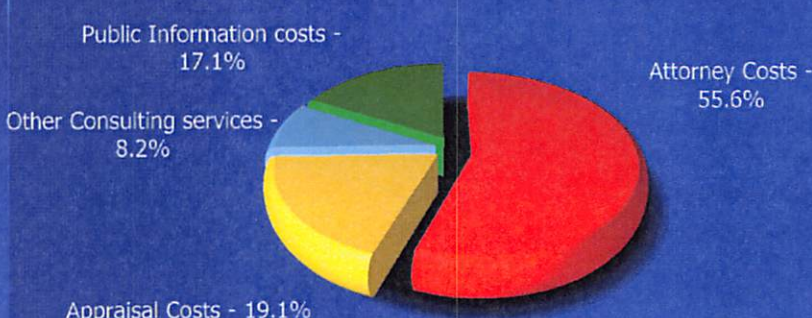
## Transparency Report

Account - Expense	Actual	2014 Budget	2015 Budget	Percent Variance
<b>Total Acquisition Costs</b>	<b>666,133</b>	<b>666,133</b>	<b>666,133</b>	<b>0%</b>
Attorney's fees	370,357	370,357	370,357	0%
Appraisal fees	127,377	127,377	127,377	0%
Other consultants	54,654	54,654	54,654	0%
Public Information	113,745	113,745	113,745	0%
Public Records Requests	84,965	84,965	84,965	0%

- Categories of expense:
  - Direct Acquisition Costs - **\$666,133**
    - Attorney's costs
      - \$370,357
    - Appraisal costs
      - \$127,377
    - Other consultants costs
      - \$54,654
    - Public Information costs
      - \$113,745
    - Public Records Requests (not included in total)
      - \$84,965



## What the Town has spent in Attorney fees protecting you, the resident (Direct costs of Acquisition)



Category	Percentage
Attorney Costs	55.6%
Appraisal Costs	19.1%
Public Information costs	17.1%
Other Consulting services	8.2%
<b>Total</b>	<b>\$666,133</b>

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# Town of Apple Valley

## Ranchos Acquisition Efforts

### Transparency Report

August 11, 2015



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