

Please silence electronic devices while the meeting is in progress.

GOLDEN HILLS COMMUNITY SERVICES DISTRICT

BOARD OF DIRECTORS

AGENDA

FOR THE REGULAR MEETING

AUGUST 15, 2024

5:00 PM

21415 REEVES STREET

This meeting is held in accordance with the Brown Act. Individuals may address the Board on any matter listed on this Agenda. Members of the audience desiring to address the Board must approach the podium and request recognition from the Board President. Presentation by the audience is limited to three minutes per Agenda item.

Any person with a qualifying disability under the Americans with Disabilities Act of 1990 may request that the District (1) make agendas available in appropriate alternative formats, and (2) provide a disability-related modification or accommodation, including auxiliary aids or services, to participate in any public meeting of the Board of Directors. A request for modification or accommodation shall be made in person, or by telephone, facsimile or written correspondence to the General Manager at the District's office at least ten days before the public meeting for which the modification or accommodation is requested. The District will attempt to accommodate persons who make requests less than seven days before the public meeting.

Staff reports and other disclosable public records related to Open Session agenda items are available at the Golden Hills Community Services District office located at 21415 Reeves Street, Tehachapi, CA during business hours, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

MISSION STATEMENT

To be interactive and responsive to the Golden Hills community and provide those services within our authority.

CLOSED SESSION – 5:00 P.M.

1. ROLL CALL:

Directors present:

Directors absent:

Others present:

2. CLOSED SESSION INPUT:

This portion of the meeting is set aside for members of the public to address any matter on the closed session portion of the agenda. Individuals desiring to address the Board must state their name before giving their presentation.

3. ADJOURN TO CLOSED SESSION:

Chair to reference Closed Session Item as presented on Agenda, and then Board to adjourn to Closed Session.

A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Government Code § 54956.9(d)(2): two matters.

B. CONFERENCE WITH LABOR NEGOTIATOR

Government Code § 54957.6.

Agency Negotiator: Board President

Unrepresented Employee: General Manager

C. CONFERENCE WITH REAL PROPERTY NEGOTIATOR:

Government. Code § 54956.9

Description of Property: 289-270-26

Agency negotiators: General Manager

Negotiation Parties: Golden Hills CSD and PTI US Towers II, LLC.

Under Negotiation: Lease price and terms

OPEN SESSION – 6:00 P.M.

4. FLAG SALUTE:

Board and audience to recite the Pledge of Allegiance to the American Flag.

5. REPORTING ON CLOSED SESSION:

Report any action(s) taken during Closed Session

6. APPROVAL OF FIRST AMENDMENT TO GENERAL MANAGER'S EMPLOYMENT AGREEMENT

Board to report under Government Code section 54953(c)(3) a summary of the salary and compensation paid to the General Manager and approval under Government Code section 53262(a) of the First Amendment to the General Manager's employment agreement.

7. PUBLIC COMMENTS:

This portion of the meeting is set aside for members of the public to address any matter not on this agenda, and over which the Board has jurisdiction. Individuals desiring to address the Board must state their name before giving their presentation.

The Brown Act prohibits the Board from discussing items raised during the Public Comments section that have not been placed on the Agenda. Board members may, however, respond briefly to statements made or questions posed. They may ask a question for clarification, make a referral to staff for factual information, or request staff to report back to the Board at a later meeting. Also, the Board may take action to direct the staff to place a matter of business on a future agenda.

8. FINANCIAL REPORT:

Monthly financial reports to be presented to Board and public.

9. CONSENT CALENDAR:

All items listed on the Consent Calendar shall be considered routine and will be enacted upon by one roll call vote. There will be no separate discussion of these items unless a member of the Board or an audience member requests specific items to be removed from the Consent Calendar for separate action.

- A. APPROVAL OF THE MINUTES FOR THE REGULAR MEETING OF THE GOLDEN HILLS CSD BOARD OF DIRECTORS HELD ON JULY 18, 2024
- B. APPROVAL OF THE MINUTES FOR THE SPECIAL MEETING OF THE GOLDEN HILLS CSD BOARD OF DIRECTORS HELD ON AUGUST 1, 2024
- C. RESOLUTION 24.28 EXPENSES OF THE DISTRICT
- D. RESOLUTION 24-29 EXPENSES OF THE DISTRICT

STAFF RECOMMENDATION: Approve Consent Calendar.

Motion Director _____, seconded Director _____

10. GENERAL MANAGER'S REPORT:

General Manager to provide a report to the Board and public.

11. SURPLUS LAND DECLARATION:

Board to hear staff recommendation to declare specified properties, APN 222-010-38-1, 222-010-39-9, and 222-440-01-8 as Surplus Property. (Requested by General Manager.)

STAFF RECOMMENDATION: Declare APN #'s 222-010-38-1, 222-010-39-9, and 222-440-01-8 located on Woodford-Tehachapi Rd Surplus Property and direct staff to work with legal counsel to facilitate the sale of stated properties in accordance with the Surplus and Real Property Disposal Policy,

Motion Director _____, seconded Director _____

12. INVESTMENT POLICY AMENDMENT:

Board to hear staff recommendation to amend Resolution 05-10 Golden Hills Community Services District Investment Policy to update current investment instruments authorized for District funds. (Requested by General Manager.)

STAFF RECOMMENDATION: Approve recommended amendment to Resolution 05-10 Golden Hills Community Services District Investment Policy to include "California Joint Powers Authority Local Government Investment Pools".

Motion Director _____, seconded Director _____

13. A WELL SOLAR PROJECT:

Board to hear Finance Committee recommendation to pursue installation of solar infrastructure at A well to offset rising energy costs (Requested by General Manager.)

STAFF RECOMMENDATION: Approve recommendation and direct staff to initiate the RFP process to implement a solar infrastructure project at A well.

Motion Director _____, seconded Director _____

14. NATURE PARK COMPLEX PROJECT IMPROVEMENTS:

Board to hear staff cost analysis report concerning implementation of a variety of improvement projects on the Nature Park recently addressed during the Special Board Meeting on August 1st (Requested by General Manager.)

Motion Director _____, seconded Director _____

15. COMMITTEE REPORTS:

A. STANDING COMMITTEES:

- 1) Finance – Directors King and Shaw
- 2) Personnel – Directors Shaw and Wyatt

B. AD HOC COMMITTEES:

- 1) Surrounding Community – Director Benham
- 2) Nature Park Activity Priorities – Director King and Director Buckley
- 3) District Security and Code Enforcement – Director King and Director Wyatt

C. REVIEW OF AD HOC COMMITTEES AND ASSIGNED OBJECTIVES.

Board to review current Ad Hoc committees and assigned objectives.

D. REVIEW OF THE STANDING COMMITTEES.

Board to review current standing committees and personnel assigned.

16. NEW BUSINESS:

This portion of the meeting is set aside to provide the Board an opportunity to bring to the attention of the other Board members and the public, matters which have come to their attention. No action can be taken on any matter discussed during this portion of the meeting; however, a Board member may request that a subject be placed on an upcoming agenda.

17. ADJOURN MEETING:

Motion Director _____, seconded Director _____