

GOLDEN HILLS COMMUNITY SERVICES DISTRICT

BOARD OF DIRECTORS

MINUTES FOR THE REGULAR MEETING

AUGUST 15, 2024

5:00 PM

21415 REEVES STREET

The GHCSO Board of Directors duly met for a Regular Meeting on August 15, 2024, at 21415 Reeves Street, Tehachapi, California.

OPEN SESSION: Convened at 5:00PM

DIRECTORS PRESENT: David Benham, John Buckley, Joe King, David Shaw, Scott Wyatt

DIRECTORS ABSENT: None

OTHERS PRESENT: Christopher Carlson, General Manager; Brian Barnett, Business Analyst; Davin Blain, Operations Manager

2. CLOSED SESSION INPUT:

No Public Comment

3. ADJOURN TO CLOSED SESSION:

Director Benham referenced the items listed on the Agenda for Closed Session and advised the Board and public that these items would be discussed under Closed Session.

Motion to adjourn to Closed Session made by Director Shaw at 5:02 PM, seconded by Director Buckley and carried by the following vote:

AYES: Benham, Buckley, King, Shaw, Wyatt

NOES: None

ABSTAIN: None

ABSENT: None

CLOSED SESSION – CONDUCTED IN THE CONFERENCE ROOM.

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

Motion to adjourn from Closed Session made by Director Buckley at 5:37 PM,
seconded by Director Shaw and carried by the following vote:

AYES: Benham, Buckley, King, Shaw, Wyatt

NOES: None

ABSTAIN: None

ABSENT: None

OPEN SESSION – 6:00 P.M.

4. FLAG SALUTE:

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

5. REPORTING ON CLOSED SESSION:

None

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

Board met with the GM, Christopher Carlson, and extended his contract. They gave him a 10% increase that includes the CPI increase and the other CPI increase to occur in 2025. It is also for an additional two years (now a four year contract). Motion to accept this amendment was made by Director Shaw seconded by Director Buckley and carried by the following vote:

AYES: Benham, Buckley, King, Shaw, Wyatt

NOES: None

ABSTAIN: None

ABSENT: None

7. PUBLIC COMMENTS:

Scott Hammer – Fire hazard of dead trees on the Nature Park at Clover Springs.
Kathleen Ryan – Dead Branches
Jenna Christopher – Her property on Woodford Tehachapi.

8. FINANCIAL REPORT:

Staff presented reports on the District's financial statements.

9. CONSENT CALENDAR:

Motion to approve the consent calendar A-D was made by Director Buckley, seconded by Director Shaw, and carried by the following vote:

AYES: Benham, Buckley, King, Shaw, Wyatt

NOES: None

ABSTAIN: None

ABSENT: None

10. GENERAL MANAGER'S REPORT:

General Manager provided a report to the Board and public.

11. SURPLUS LAND DECLARATION:

Board heard staff's recommendation to declare specified properties, APN 222-010-38-1, 222-010-39-9, and 222-440-01-8 as Surplus Property. Motion to declare APN 222-010-38-1, 222-010-39-9 and 222-440-01-8 located on Woodford-Tehachapi Rd as Surplus Property and direct staff to work with legal counsel to facilitate the sale of slated properties in accordance with the Surplus and Real Property Disposal Policy was made by Director Buckley, seconded by Director Wyatt and carried by the following vote:

AYES: Benham, Buckley, King, Shaw, Wyatt

NOES: None

ABSTAIN: None

ABSENT: None

12. INVESTMENT POLICY AMENDMENT:

Board heard the finance committee presentation regarding the investment policy and received the direction from the Board in how to complete the amendment.

13. A WELL SOLAR PROJECT:

Board heard the finance committee presentation on how the solar project infrastructure is coming together and received direction from the Board in how to complete this project.

14. NATURE PARK COMPLEX PROJECT IMPROVEMENTS:

Direct staff to do a rotating maintenance on the Nature Park and to remove down trees and ground squirrels

15. COMMITTEE REPORTS:

A. STANDING COMMITTEES:

- 1) Finance – Director King gave a report.
- 2) Personnel – No report given

B. AD HOC COMMITTEES:

- 1) Surrounding Community – No report given.
- 2) Nature Park Activity Priorities – Director Buckley gave a report.
- 3) District Security and Code Enforcement - No report given.

C. REVIEW OF AD HOC COMMITTEES AND ASSIGNED OBJECTIVES.

D. REVIEW OF THE STANDING COMMITTEES.

16. NEW BUSINESS:

None

17. ADJOURN MEETING:

Motion to adjourn at 7:40 PM was made by Director Buckley, seconded by Director Wyatt, and carried by the following vote:

AYES: Benham, Buckley, King, Shaw, Wyatt

NOES: None

ABSTAIN: None

ABSENT: None

Respectfully submitted,

Approved:

/s/
Christopher Carlson, Secretary

/s/
David Benham, President