

**Please silence electronic devices while the meeting is in progress.**

**GOLDEN HILLS COMMUNITY SERVICES DISTRICT**

**BOARD OF DIRECTORS**

**AGENDA**

**FOR THE REGULAR MEETING**

**SEPTEMBER 19, 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(s) as presented on Agenda, and then Board to adjourn to Closed Session.

**A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**

Government Code           § 54956.9, subd. (d)(2)  
Number of Potential Cases: 1

**B. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

Government Code           § 54956.9, subd. (d)(1)  
Santa Barbara Superior Court Case No. 22PR00156

**C. CONFERENCE WITH REAL PROPERTY NEGOTIATOR:**

Government Code           § 54956.9  
Description of Property:   270-503-09-7  
Agency negotiators:      General Manager  
Negotiation Parties:      Golden Hills CSD and Sky Property  
  Management – Eli Schwartz.  
Under Negotiation:        Purchase price and terms

**D. CONFERENCE WITH REAL PROPERTY NEGOTIATOR:**

Government Code           § 54956.9  
Description of Property:   223-451-12, portions of 223-451-10 and  
  223-451-11, and 223-500-29  
Agency negotiators:      General Manager  
Negotiation Parties:      Golden Hills CSD and Parsons & Sons.  
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.

Board to report the terms and conditions of the Second Amendment to Communications Site Lease Agreement between PTI US Towers II, LLC and the GHCSO adopted by a unanimous vote which extends the current term another 20 years at a monthly lease rate of \$2,500.00 and includes a 3% annual escalator.

**6. 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.

**7. FINANCIAL REPORT:**

A. Monthly financial reports to be presented to Board and public.

B. FISCAL YEAR 2023-2024 YEAR-END REPORT TO BE PRESENTED TO THE BOARD AND PUBLIC.

**8. 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 AUGUST 15, 2024
- B. RESOLUTION 24-31 EXPENSES OF THE DISTRICT
- C. RESOLUTION 24-32 EXPENSES OF THE DISTRICT

**STAFF RECOMMENDATION:** Approve Consent Calendar.

Motion Director \_\_\_\_\_, seconded Director \_\_\_\_\_

**9. OPTIMIZED INVESTMENT PARTNERS (OIP):**

Board to hear presentation from OIP for specialized investment advisory service designed for small to medium-sized municipalities across California .  
(Requested by General Manager.)

**STAFF RECOMMENDATION:** Approve “Agreement for Professional Services to Perform Investment Advisory Services” by Optimized Investment Partners and authorize the General Manager to execute said agreement.

Motion Director \_\_\_\_\_, seconded Director \_\_\_\_\_

**10. GENERAL MANAGER’S REPORT:**

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

**11. RENEWABLE ENERGY SELF-GENERATION BILL CREDIT TRANSFER (RES-BCT) SOLAR PROGRAM PROVIDED BY SCE:**

Board to hear staff presentation regarding the RES-BCT solar program and the potential benefits of implementation. (Requested by General Manager.)

**STAFF RECOMMENDATION:** Direct staff to initiate the RFP process to implement a solar infrastructure project based on the parameters outlined in the RES-BCT Solar Program and bring current fiscal year 2024-2025 budget back to the Board for amendment next Board meeting reflecting anticipated construction costs.

Motion Director \_\_\_\_\_, seconded Director \_\_\_\_\_

**12. INVESTMENT POLICY AMENDMENT:**

Board to hear staff recommendation to adopt Resolution 24-30 Golden Hills Community Services District Investment Policy to update current investment instruments authorized for District funds. (Requested by General Manager.)

**STAFF RECOMMENDATION:** Approve Resolution 24-30 Golden Hills Community Services District Investment Policy.

Motion Director \_\_\_\_\_, seconded Director \_\_\_\_\_

**13. NATURE PARK COMPLEX PROJECT IMPROVEMENTS:**

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

Pickleball courts installation – Awaiting informal bids  
Disc Golf course installation – \$10,000

Motion Director \_\_\_\_\_, seconded Director \_\_\_\_\_

**14. SURPLUS LAND DECLARATION:**

Board to hear staff recommendation to declare specified property, APN 468-230-08-1, as Surplus Property. (Requested by General Manager.)

**STAFF RECOMMENDATION:** Declare APN #468-230-08-1 Surplus Property and direct staff to work with legal counsel to facilitate the sale of stated property in accordance with the Surplus and Real Property Disposal Policy,

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 \_\_\_\_\_