

GOLDEN HILLS COMMUNITY SERVICES DISTRICT

BOARD OF DIRECTORS

MINUTES FOR THE REGULAR MEETING

SEPTEMBER 19, 2024

5:00 PM

21415 REEVES STREET

The GHCS D Board of Directors duly met for a Regular Meeting on September 19, 2024, at 21415 Reeves Street, Tehachapi, California.

OPEN SESSION: Convened at 5:02 PM

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

DIRECTORS ABSENT: John Buckley

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

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 Wyatt at 5:04 PM, seconded by Director Shaw and carried by the following vote:

AYES: Benham, King, Shaw, Wyatt

NOES: None

ABSTAIN: None

ABSENT: Buckley

CLOSED SESSION – CONDUCTED IN THE CONFERENCE ROOM.

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

Motion to adjourn from Closed Session made by Director Shaw at 5:58 PM,
seconded by Director Wyatt and carried by the following vote:

AYES: Benham, King, Shaw, Wyatt

NOES: None

ABSTAIN: None

ABSENT: Buckley

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:

Board reported the terms and conditions of the Second Amendment to Communications Site Lease Agreement between PTI US Towers II, LLC and the GHCSO was 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:

Scott Hammer

**Director Benham brought Agenda Item #9 to this point in the meeting.
Director Benham brought Agenda Item #13 to this point in the meeting.**

7. FINANCIAL REPORT:

Staff presented reports on the District's financial statements.

8. CONSENT CALENDAR:

Motion to approve the consent calendar was made by Director Shaw, seconded by Director Wyatt and carried by the following vote:

AYES: Benham, King, Shaw, Wyatt

NOES: None

ABSTAIN: None

ABSENT: Buckley

9. OPTIMIZED INVESTMENT PARTNERS (OIP):

Board heard presentation from OIP for specialized investment advisory service designed for small to medium-sized municipalities across California and approved the Agreement for Professional Services to Perform Investment Advisory Services” by Optimized Investment Partners and authorize the General Manager to execute said agreement was made by Director King, seconded by Director Shaw and carried by the following vote:

AYES: Benham, King, Shaw, Wyatt

NOES: None

ABSTAIN: None

ABSENT: Buckley

10. GENERAL MANAGER’S REPORT:

General Manager provided a report to the Board and public.

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

Board heard staff presentation regarding the RES-BCT solar program and the potential benefits of implementation and to 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. The General Manager was directed to continue getting information concerning the solar program.

12. INVESTMENT POLICY AMENDMENT:

Board adopted Resolution 24-30 Golden Hills Community Services District Investment Policy which is to update current investment instruments authorized for District funds was made by Director King, seconded by Director Wyatt and carried by the following vote:

AYES: Benham, King, Shaw, Wyatt

NOES: None

ABSTAIN: None

ABSENT: Buckley

13. NATURE PARK COMPLEX PROJECT IMPROVEMENTS:

Board heard staff report concerning status/implementation of a variety of improvement projects on the Nature Park recently addressed during the Special Board Meeting on August 1st. In regard to disc golf and pickleball, Board moved forward with disc golf, where Board members, staff and TVRPD are asked to investigate different areas and courses to find the best course design for disc golf. Board moved forward with pickleball and discussed court designs.

14. SURPLUS LAND DECLARATION:

Board heard staff recommendation to declare specified property, APN 468-230-08-1, as 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, was made by Director King, seconded by Director Wyatt and carried by the following vote:

AYES: Benham, King, Shaw, Wyatt

NOES: None

ABSTAIN: None

ABSENT: Buckley

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 King gave a small report.
- 3) District Security and Code Enforcement – Director King gave report.

C. REVIEW OF AD HOC COMMITTEES AND ASSIGNED OBJECTIVES.

D. REVIEW OF THE STANDING COMMITTEES.

16. NEW BUSINESS:

None

17. ADJOURN BACK INTO CLOSED SESSION:

Motion to adjourn to Closed Session made by Director Shaw at 8:26 PM, seconded by Director King and carried by the following vote:

AYES: Benham, King, Shaw, Wyatt

NOES: None

ABSTAIN: None

ABSENT: Buckley

Motion to adjourn from Closed Session made by Director Wyatt at 8:49 PM, seconded by Director Shaw and carried by the following vote:

AYES: Benham, Shaw, Wyatt

NOES: None

ABSTAIN: None

ABSENT: Buckley, King

18. ADJOURN MEETING:

Motion to adjourn at 8:52 PM was made by Director Wyatt, seconded by Director Shaw, and carried by the following vote:

AYES: Benham, Shaw, Wyatt

NOES: None

ABSTAIN: None

ABSENT: Buckley, King

Respectfully submitted,

Approved:

/s/
Christopher Carlson, Secretary

/s/
David Benham, President