

**GOLDEN HILLS COMMUNITY SERVICES DISTRICT**

**BOARD OF DIRECTORS**

**MINUTES FOR THE REGULAR MEETING**

**OCTOBER 17, 2024**

**5:00 PM**

**21415 REEVES STREET**

The GHCS D Board of Directors duly met for a Regular Meeting on October 17, 2024, at 21415 Reeves Street, Tehachapi, California.

**OPEN SESSION:** Convened at 5:01 PM

**DIRECTORS PRESENT:** David Benham, John Buckley, Scott Wyatt

**DIRECTORS ABSENT:** Joe King, David Shaw

**OTHERS PRESENT:** Christopher Carlson, General Manager; Brian Barnett, Business Analyst; Alex Dominguez, Legal; Joe Hughes, Legal

**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 Buckley at 5:03 PM, seconded by Director Wyatt and carried by the following vote:

**AYES:** Benham, Buckley, Wyatt

**NOES:** None

**ABSTAIN:** None

**ABSENT:** King, Shaw

**CLOSED SESSION – CONDUCTED IN THE CONFERENCE ROOM.**

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

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

**B. 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 Jeff and Colleen Harris  
Under Negotiation: Purchase price and terms

**C. 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 Wyatt at 6:07 PM,  
seconded by Director Buckley and carried by the following vote:

AYES: Benham, Buckley, Wyatt

NOES: None

ABSTAIN: None

ABSENT: King, Shaw

**OPEN SESSION – 6:10 P.M.**

**4. FLAG SALUTE:**

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

**5. REPORTING ON CLOSED SESSION:**

Resolution 24-37 a bid of the contiguous land owners for \$29,000 was approved. There will be a sale's agreement and escrow will be opened.

**6. PUBLIC COMMENTS:**

Tom C in Golden Hills West- Slow down sign at Del Mar and Mariposa and top of Del Mar and Indian Wells because of the cars hitting deer.

Jaime – running for the board of directors. She wanted to support everything that is going on. She is a fan of the nature park.

**7. FINANCIAL REPORT:**

Staff presented report on the District's financial statements.

**8. CONSENT CALENDAR:**

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

AYES: Benham, Buckley, Wyatt

NOES: None

ABSTAIN: None

ABSENT: King, Shaw

**9. GENERAL MANAGER'S REPORT:**

General Manager provided a report to the Board and public.

**Director King came at this point in the meeting 6:35 PM.**

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

Board heard staff presentation regarding appraisal reports for Surplus Property APN's 468-230-08-1, 222-010-38-1, 222-010-39-9 and 222-440-01-8.

Motion to approve sales price in the amount of \$49,000 for APN 468-230-08-1 was made by Director Buckley, seconded by Director Wyatt and carried by the following vote:

AYES: Benham, Buckley, King, Wyatt

NOES: None

ABSTAIN: None

ABSENT: Shaw

Motion to approve sales price in the amount of \$161,000 for APN 222-010-38-1 was made by Director Buckley, seconded by Director Wyatt and carried by the following vote:

AYES: Benham, Buckley, King, Wyatt

NOES: None

ABSTAIN: None

ABSENT: Shaw

Motion to approve sales price in the amount of \$183,000 for APN 222-010-39-9 was made by Director Buckley, seconded by Director Wyatt and carried by the following vote:

AYES: Benham, Buckley, King, Wyatt

NOES: None

ABSTAIN: None

ABSENT: Shaw

Motion to approve sales price in the amount of \$160,000 for APN 222-440-01-8 was made by Director Buckley, seconded by Director Wyatt and carried by the following vote:

AYES: Benham, Buckley, King, Wyatt

NOES: None

ABSTAIN: None

ABSENT: Shaw

**11. TEHACHAPI UNIFIED SCHOOL DISTRICT REQUEST TO WAIVE LATE FEES:**

Board heard request by TUSD for the complete removal of late fees associated with account number 04-0700-01, GH Elementary School.

Motion that the Board approve the waiving of \$2,277.87 with the stipulation that current late fees must be paid was made by Director Buckley, seconded by Director Wyatt and carried by the following vote:

AYES: Benham, Buckley, Wyatt

NOES: None

ABSTAIN: King

ABSENT: Shaw

**12. 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 – Chris gave a report
- 3) District Security and Code Enforcement – No report given.

C. REVIEW OF AD HOC COMMITTEES AND ASSIGNED OBJECTIVES.

None

D. REVIEW OF THE STANDING COMMITTEES.

None

**13. NEW BUSINESS:**

None

**14. ADJOURN MEETING:**

Motion to adjourn meeting was made by Director Buckley at 7:10 PM, seconded by Director King and carried by the following vote:

AYES: Benham, Buckley, King, Wyatt

NOES: None

ABSTAIN: None

ABSENT: Shaw

Respectfully submitted,

Approved:

/s/  
Christopher Carlson, Secretary

/s/  
David Benham, President