



AGENDA

Please turn off all cell phones while meeting is in progress.

STALLION SPRINGS COMMUNITY SERVICES DISTRICT
27850 STALLION SPRINGS DRIVE, TEHACHAPI, CA 93561

BOARD OF DIRECTORS REGULAR BOARD MEETING
TUESDAY, July 16, 2019 @6:00 PM

****PLEASE NOTE THAT THE BOARD AGENDA SUPPORTING ITEMS WILL BE AVAILABLE MONDAY JULY 15TH AFTER 4 PM****

- 1) **Flag Salute**
- 2) **Call to Order**
- 3) **Roll Call:**
Directors present:
Directors absent:
- 4) **Reserved for President's Comments and Addendum.**
- 5) **PUBLIC PRESENTATIONS** – This portion of the meeting is reserved for persons desiring to address the Board on any matter not on this agenda and over which this Board has jurisdiction. "Please be advised however, the Brown Act prohibits action on items that are not listed on the Agenda, or properly added to the Agenda under the provisions of the Brown Act. The Board may set such items for consideration at some future Board meeting." Speakers are limited to three (3) minutes. PLEASE STEP TO THE PODIUM TO MAKE YOUR PRESENTATION. STATE YOUR NAME AND ADDRESS FOR THE RECORD, before making your presentation. Thank you.
- 6) **BOARD MEMBER ITEMS** – This portion of the meeting is reserved for Directors to present to the Board and to the public, information, announcements and items that have come to their attention. No formal action will be taken. A Board member may request that an item be placed, for consideration, at a future Board meeting.
- 7) Public Hearing and Board Approval of Resolution No. 2019-20, a Resolution of the Board of Directors of the Stallion Springs Community Services District certifying the results of a Proposition 218 Majority Protest Hearing and in light thereof, adopting the District's sewer rates and a future rate increase policy for those charges.

- 8) Approval of Resolution No. 2019-21, a Resolution certifying a quitclaim deed for an equestrian easement located at 17480 Bold Venture Drive as described in exhibit "A".
- 9) Approval of the June 18, 2019 Regular Board Meeting Minutes.
- 10) Approval of Checks for June 2019 and the CalPERS Retirement Payments.
- 11) Financial Reports.
- 12) Police Report.
- 13) General Manager's Report.
- 14) Motion to adjourn.

ADA compliance statement: In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact the General Manager, David Aranda, at 661-822-3268. Notification 48 hours prior to the meeting will enable the District to make reasonable arrangements to ensure accessibility to this meeting.

Posted July 12, 2019



STALLION SPRINGS COMMUNITY SERVICES DISTRICT

27800 STALLION SPRINGS DRIVE, TEHACHAPI, CA 93561
(661) 822-3268, FAX (661) 822-1878, sscsd@stallionspringscsd.com

AGENDA SUPPORTING INFORMATION

Agenda #7

Subject: Public Hearing and Board approval of Resolution No. 2019-20, a Resolution of the Board of Directors of the Stallion Springs Community Services District certifying the results of a Proposition 218 Majority Protest Hearing and in light thereof, adopting the District's sewer rates and a future rate increase policy for those charges.

Submitted by: David Aranda, General Manager

Meeting Date: July 16, 2019

Background: At the May 21, 2019 Board of Directors Meeting for SSCSD, the Board approved Resolution 2019-13 which called for and established the procedures for a Proposition 218 Majority Protest Hearing on the proposal to increase the District's sewer rates and the adoption of a policy for future increases regarding those rates.

District staff mailed a notice of the proposed rate increases to all properties that are noted as Sewer Zone "A" which includes those 388 properties that are currently connected to the sewer system.

The guidelines for Proposition 218 Majority protest hearing on sewer rates states that property owners affected by the increase (388) may submit a protest and if there is a majority of protests (194 plus 1) the rates cannot be approved by the board of directors. To date the District has received 120 protests. Not enough to stop the approval of the rate increase.

Recommendation: The General Manager is recommending the following process:

1. The General Manager will read a memo recommending the rate that is less than the engineers recommended rate.
2. Open the Public Hearing regarding the proposed sewer rate increases and the adoption of a policy for future increases in these services.
3. Invite and hear verbal comments from the audience. Limit each speaker to three minutes.

4. Acknowledge written protests received prior to the hearing and ask if anyone would like to submit a written protest before the close of the hearing.
5. The President will declare the Public Hearing closed.
6. If it is desired, the President may appoint two members in attendance to review the number of protests received. This may require a short break.
7. A report to the Board of the number of valid written protests received will be made.
8. If the number of written protests received are not a majority (194 plus one), and following a BOARD discussion the Board of Directors may approve Resolution 2019-20 to implement the proposed sewer rate increases.
9. Should the approval take place as recommended, the August 2019 sewer bill will reflect a rate of \$55 per month or \$110 per billing for residential rates and the engineer's recommendations for commercial rates.

BEFORE THE BOARD OF DIRECTORS OF THE
STALLION SPRINGS COMMUNITY SERVICES DISTRICT

Resolution No. 2019-20

RE: A RESOLUTION OF THE STALLION SPRINGS COMMUNITY SERVICES DISTRICT CERTIFYING THE RESULTS OF A PROPOSITION 218 MAJORITY PROTEST HEARING AND IN LIGHT THEREOF, ADOPTING THE DISTRICT'S SEWER RATES; AND A FUTURE RATE INCREASE POLICY FOR THOSE CHARGES.

WHEREAS, in accordance with the authorization found in Government Code section 61100, the District provides sewer service to residential and commercial customers within the District; and,

WHEREAS, in accordance with the authorization found in Government Code sections 61060, 61100 and 61115, the District has previously adopted a charge for residential and commercial sewer service; and

WHEREAS, on May 21, 2019, the Board of Directors adopted Resolution 2019-13, which called for and established the procedures for a proposition 218 Majority Protest Hearing on a proposal to increase the District's sewer rates and the adoption of a policy for future increases in those charges; and

WHEREAS, on July 16, 2019, the District held a properly noticed public "Majority Protest" hearing regarding a proposed increase in sewer rates and adoption of a policy for future increases in those charges; and,

WHEREAS, the District sought and encouraged comment on the proposal and accepted written protests on the proposal up through the conclusion of the "Majority Protest" Hearing; and,

WHEREAS, at the conclusion of the "Majority Protest" Hearing, the District's General Manager counted the written protests received, in front of a Board Member and a member of the public and reported those results to the Board.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE STALLION SPRINGS COMMUNITY SERVICES DISTRICT does hereby resolve, declare and order as follows:

A. Certification of Majority Protest Results:

1. Having reviewed the results of the written protests reported and provided to the Board by the General Manager, the Board does hereby certify that 120 of written protests were submitted by the public out of a possible 388 responses.
2. Therefore, in light of the reported and certified results, the Board does hereby affirm and certify that there were not enough written protests filed to reach the required "Majority Protest" threshold.

B. Adoption of Sewer Rates and Future Rate Increase Policy:

1. Rates: In accordance with the certified results and District Resolution 2013-01, the Board does hereby adopt the following rates for sewer service:

a. Residential Sewer Rate:

Current Rate	Recommended rate effective upon approval	August 2019	August 2020	August 2021
\$85.48	\$110.00	\$140.86	\$164.68	\$182.55

Proposed Residential Sewer Rates:

Bimonthly Charges	
Year	Rate per Residence
FY 19/20	\$140.86
FY 20/21	164.68
FY 21/22	182.55
FY 22/23	186.95
FY 23/24	191.43

b. Commercial Sewer Rate Current:

Account Type		Bimonthly Charge
Commercial	By fixture:	
	First toilet	\$36.98
	Each additional toilet	\$24.19
	Each washing machine	\$36.98
	Each Dishwasher	\$36.98
	Garbage disposal per hp	\$36.98
	Flow exceeding 4000 cf: \$/1000 cf	\$24.17

Proposed Commercial Sewer Rates:

Year	Unit Charge	Per each Toilet	Per each Washing Machine	Per each Dishwasher	Per hp for ea. Garbage Disposal	Flow Exceeding 4000 CF, per 1000 CF
FY 19/20	\$21.08	\$39.86	\$60.94	\$60.94	\$60.94	\$39.83
FY 20/21	24.64	46.60	71.24	71.24	71.24	46.56
FY 21/22	27.31	51.66	78.97	78.97	78.97	51.62
FY 22/23	27.97	52.91	80.88	80.88	80.88	52.86
FY 23/24	28.64	54.17	82.82	82.82	82.82	54.13

Note: there is no change in existing policy related to sewer charges for water usage over 4,000cf.

2. **Future Rate Increase Policy:** In accordance with the certified results and District Resolution 2019-13, the Board does hereby adopt the following policy for future rate increases in the charges set forth above. Under this policy, the Board may (but is not required to) raise the above mentioned rates on or about July of 2020 and each year following thereafter until July of 2023(Fiscal Year 2023/2024). The increase shall be no more than what has been approved but may be less. While the District does not need to perform a Prop. 218 study for these rates, any future increase will include a mailing, a notice and a Public Hearing to all connected sewer users.

3. **Effective Date:** The District's August 2019 billing will reflect the new sewer increase rate.

PASSED, APPROVED AND ADOPTED by the Board of Directors of the Stallion Springs Community Services District this 16th day of July 2019, on the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ed Gordon, President
Board of Directors

ATTEST:

Vanessa Stevens, Secretary
Board of Directors





STALLION SPRINGS COMMUNITY SERVICES DISTRICT

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(661) 822-3268, FAX (661) 822-1878, sscsd@stallionspringscsd.com

AGENDA SUPPORTING INFORMATION

Agenda #8

Subject: Approval of Resolution No. 2019-21, a Resolution certifying a quitclaim deed for an equestrian easement located at 17480 Bold Venture Drive as described in exhibit "A".

Submitted by: David Aranda, General Manager

Meeting Date: July 16, 2019

Background: The board approved moving forward with this action as noted in the May 21, 2019 minutes.

This agenda item is per the request of the lawyer handling the case for the title company and is simply a formality in moving forward with the selling of the equestrian easement to Mr. Barnes. A portion of the home was built on the easement and there is an adjoining easement that will still allow horse riders and hikers to access the trail.

Recommendation: Approve Resolution No. 2019-21.



Ex. A

perform the audit for Fiscal Years 2019, 2020 and 2021 at a cost of \$19,000 per year.”
Ro;Le. All Ayes

- 9) APPROVAL TO PURSUE A ROAD CONTRACT NOT TO EXCEED \$50,000 FOR FISCAL YEAR USING RUETTIGERS & SCHULER CIVIL ENGINEERS. De-“I move that we approve the road contract not to exceed \$50,000 for Fiscal year using Ruettingers & Schuler Civil Engineers.” De;Ro. All Ayes
- 10) APPROVAL TO MAKE ADJUSTMENTS TO THE BAMBI EQUESTRIAN TRAIL. Le-“I make a motion that we sell the portion of the trail for \$5000, plus all the expenses to the owner of 17480 Bold Venture if he wants to see that all the trail is cleared” Le;Ro. All Ayes
- 11) APPROVAL TO EXPEND UP TO \$3,100 FOR QK TO MEET WITH KERN COUNTY AND PREPARE A CONCEPTUAL PLAN FOR A NEW SOLID WASTE TRANSFER SITE. De-“I move that we approve spending up to \$3,100 for a conceptual plan for a new solid waste transfer site.” De;Ro. All Ayes
- 12) APPROVAL TO EXPEND UP TO \$50,000 TO DREDGE AND CLEAN HORSETHIEF LAKE. Le-“I’ll move that we spend up to \$50,000 to clean up Horsethief Lake” Le;Ro. All Ayes
- 13) BOARD APPROVAL OF RESOLUTION 2019-13 TO ESTABLISHING PROCEDURES FOR A PROPOSITION 218 MAJORITY PROTEST HEARING: CALLING FOR A MAJORITY PROTEST HEARING ON AN INCREASE IN THE DISTRICT’S SEWER RATES; AND THE ADOPTION OF A POLICY FOR FUTURE INCREASES IN THESE CHARGES. Ro-“I make a motion that the Board approve the Resolution 2019-13 Establishing procedures for the proposed Proposition 218 Major Protest Hearing, calling for Major Protest Hearing on an increase in the District’s sewer rates; and the adoption of a policy for future increases in these charges.” Ro;Le. All Ayes
- 14) APPROVAL TO EXPEND UP TO \$28,000 TO PERFORM A ZONAL CHEMISTRY INVESTIGATION ON C.V. #1. Le-“I make a motion to approve expending up to \$28,000 to perform a zonal chemistry investigation on C.V. #1.” Le;De. All Ayes
- 15) APPROVAL OF THE APRIL 16, 2019 REGULAR BOARD MEETING MINUTES. Ro-“I make the motion to approve the April 16, 2019 Regular Board Meeting Minutes.” Ro;Le. All Ayes.
- 16) APPROVAL OF CHECKS FOR APRIL 2019 AND THE CALPERS RETIREMENT PAYMENTS. Ro-“I move that we approve the checks and the CalPers payments.” Ro;Le. All Ayes.
- 17) FINANCIAL REPORTS. “Financial Reports RECEIVED AND FILED.”
- 18) POLICE REPORTS. “Police Reports RECEIVED AND FILED.”

**BEFORE THE BOARD OF DIRECTORS OF THE
STALLION SPRINGS COMMUNITY SERVICES DISTRICT**

Resolution No. 2019-21

A RESOLUTION OF THE STALLION SPRINGS COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS CERTIFYING A QUITCLAIM DEED FOR AN EASEMENT
LOCATED AT 17480 BOLD VENTURE DRIVE AS DESCRIBED IN EXHIBIT "A".

WHEREAS, the Stallion Springs Community Services District (SSCSD) certifies that the interest in the real property and easement shall be conveyed by the quitclaim deed dated July 12, 2019 to Mr. Kyle John Barnes; and

WHEREAS, the quitclaim deed is approved, confirmed and accepted; and

THEREFORE, the Board of Directors of the Stallion Springs Community Services District confirms that the General Manager David Aranda is a duly authorized officer of the Board of Directors; and

WHEREAS, the Board of Directors and the General Manager David Aranda shall execute the quitclaim deed thereby abandoning, terminating and relinquishing the easement described within the deed;

THEREFORE, we, members of the Stallion Springs Board of Directors do hereby authorize the termination of the easement.

All the foregoing being on motion of Director, seconded by Director and authorized by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

I HEREBY CERTIFY that the foregoing Resolution is the Resolution of said District as duly passed and adopted by said Board of Directors on the 16th day of July, 2019.

WITNESS my hand and seal of said Board of Directors this 16th day of July 2019.

ATTESTS:

Ed Gordon, President Board of Directors

Vanessa Stevens, Secretary Board of
Directors

RECORDING REQUESTED BY

**RICHARD D. MARKS, ESQ.
RICHARD D. MARKS
PROFESSIONAL CORPORATION**

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

NAME: KYLE JOHN BARNES
ADDRESS: 17480 BOLD VENTURE DRIVE
CITY: STALLION SPRINGS (TEHACHAPI)
STATE & ZIP: CALIFORNIA, 93561

RESOLUTION No. 2019-21

APN: 318-290-08-00

**QUITCLAIM DEED
(BY STALLION SPRINGS COMMUNITY SERVICES DISTRICT)
ABANDONING AND RELINQUISHING EQUESTRIAN EASEMENT**

THE UNDERSIGNED GRANTOR DECLARES THE DOCUMENTARY TRANSFER TAX is
\$ _____ CITY TAX IS _____
computed on full value of property conveyed, or computed on full value less value of liens or
encumbrances remaining at time of sale,
Unincorporated area: City of Tehachapi

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged

GRANTOR:

STALLION SPRINGS COMMUNITY SERVICES DISTRICT, a Community Services District formed
under the laws of the State of California,

does hereby REMISE, RELEASE AND FOREVER QUITCLAIM all of its right, title and interest in and
to the Equestrian Easement ("Easement") described in Exhibit A hereto and as depicted in Exhibit B
hereto which Easement is located in the County of Kern, State of California,

TO

GRANTEE:

KYLE JOHN BARNES, a married man as his sole and separate property

EXHIBIT "A"

Legal Description of Equestrian Easement to be Quitclaimed

All of that certain 25 foot wide Equestrian Easement over Lot 75, Block EE of Tract No. 3445, in the County of Kern, State of California, as dedicated to the Stallion Springs Community Services District on map recorded in Book 20, pages 166 through 200, inclusive, and in Book 21, pages 1 to 61, inclusive, of Maps, in the Office of the County Recorder of said county.

As shown on Exhibit "B" attached hereto

Prepared under my supervision:

David O. Knell 4-24-2019

David O. Knell PLS 5301

Date



EXHIBIT "B"

⊕ BOLD

VENTURE

DRIVE



AREA DESCRIBED
IN EXHIBIT 'A'

TR. NO. 3445
BLOCK EE
LOT 75



SCALE: 1"=50'

25.00'
25.00'

TR. NO. 3445
BLOCK EE
LOT 88



13191 CROSSROADS PARKWAY NORTH, SUITE 405
INDUSTRY, CA. 91746-3497
(562) 808-8200

SCALE: 1"=50'

DATE: 4-23-2019

DRAWN BY: SCB

CHECKED BY: DOK

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

EXHIBIT "C"

LEGAL DESCRIPTION OF GRANTEE'S PROPERTY

The Grantee's property is situated in the State of California, County of Kern Unincorporated and described as follows:

Lot 75 in Block EE of Tract 3445, in the unincorporated area of the County of Kern, State of California, as per map filed in Book 20, pages 166 to 200, inclusive and in Book 21, Pages 1 to 61, inclusive of Maps, in the Office of the County Recorder of said County.

Excepting therefrom all oil, gas and other mineral and hydrocarbon substances as reserved in previous deed of record.

APN: 318-290-08

(End of Legal Description)



STALLION SPRINGS COMMUNITY SERVICES DISTRICT
MINUTES
FOR THE BOARD OF DIRECTORS REGULAR MEETING

TUESDAY, JUNE 18, 2019 @6:00 PM

DRAFT

Call to Order: Chair Gordon
Flag Salute: Director Wellman
Roll Call: Present: Directors Dewell, Leslie, Wellman, and Chair Gordon
Absent: Director Rowan.

Note: De, Le, Ro, We and Go are abbreviations for Directors Dewell, Leslie, Rowan, Wellman and Gordon respectively. For example: Go;Ro denotes Director Gordon made the motion and Director Rowan seconded it. Each item relates to the agenda item by the same number. Immediately following each item of these minutes is a description, printed in capital letters of the action taken on that item by the Board of Directors.

- 1) RESERVED FOR PRESIDENT'S COMMENTS AND ADDENDUM.
- 2) PUBLIC PRESENTATIONS. Resident Dave Cox from Rawhide Court wanted clarification regarding the CC&R's specifically regarding commercial property and vehicle parking. Resident Joanie Clark, from Pinehurst Place, reminded those present of the Neighborhood Watch meeting Tuesday June 25th at 6:30pm and of the annual POA meeting June 22nd AT 10:00am in the Board Room. She also reminded everyone that National Night Out will be August 6th at the Community Center. Resident John Deyoung of Braeburn Place stated that his curbing had not been completed after the road project and wanted to know when it would be complete. He felt that the project was not done to its entirety.
- 3) BOARD MEMBER ITEMS. Chair Gordon mentioned that he attended the legislative days and gave an update regarding several changes for special districts. Director Dewell wanted to mention the culvert on Banducci and the flooding issues we have been having on that road.
- 4) PUBLIC HEARING FOR FINDING, DETERMINING, AND DECLARATION OF ANTICIPATED DISTRICT REVENUES AND EXPENSES FOR THE FISCAL YEAR 2020 (JULY 1, 2019-JUNE 30, 2020) AND ESTABLISHING ASSESSMENTS RELATIVE THERETO. Chair Gordon declared the hearing open. There were no verbal and no written comments. The hearing was closed.
- 5) BOARD APPROVAL OF RESOLUTION NO. 2019-14, FINDING, DETERMINING AND DECLARING ANTICIPATED DISTRICT REVENUE AND EXPENSES FOR THE FISCAL YEAR 2020 (JULY 1, 2019-JUNE 30, 2020) AND ESTABLISHING ASESMENTS RELATIVE THERETO. The General Manager noted some adjustments made to the budget presented to board at the May Board Meeting in regard to clerical errors not mathematical errors. The General Manager also wanted to note the amount of property

tax that we received in the month of May prompted him to lower the property tax revenue by \$10,000 so the Administration number was lower than it was in May. The other item he pointed out was that in the sewer we weren't sure where a number of capital expenses were going to fall, and because of purchases that may not get invoiced in this fiscal year we had to make changes to the sewer department. We-"I move we approve Resolution 2019-14 as presented and I motion to approve the Fiscal Year 2019-2020 budget." We;Le. All ayes. Director Rowan absent.

- 6) PUBLIC HEARING FOR ROAD ASSESSMENT CHARGE FOR FISCAL YEAR 2019 THROUGH JUNE 2020. Chair Gordon declared the hearing open. There were no verbal or written comments. The hearing was closed.
- 7) BOARD APPROVAL OF RESOLUTION NO. 2019-09 ESTABLISHING ROAD ASSESSMENT CHARGE FOR FISCAL YEAR 2020 (JULY 1, 2019-JUNE 30, 2020) We-"I make a motion to approve Resolution No. 2019-09 Establishing Road assessment charge for fiscal year 2020 (July 1, 2019-June 30, 2020)." We;De. All ayes. Director Rowan absent.
- 8) PUBLIC HEARING FOR WATER STANDBY/AVAILABILITY CHARGE FOR FISCAL YEAR 2018 THROUGH JUNE 2019. Chair Gordon declared the hearing open. There were no verbal and written comments. The hearing was closed.
- 9) BOARD APPROVAL OF RESOLUTION NO 2019-10, ESTABLISHING WATER STANDBY/AVAILABILITY CHARGE FOR FISCAL YEAR 2020 (JULY 1, 2019-JUNE 30, 2020). We-"I make a motion tom approve Resolution No. 2019-10, establishing water standby/availability charge for fiscal year 2020." We;De. All ayes. Director Rowan absent.
- 10) PUBLIC HEARING FOR SEWER STANDBY/AVAILABILITY CHARGE FOR FISCAL YEAR 2019 THROUGH JUNE 2020. Chair Gordon declared the hearing open. There were no verbal or written comments. The hearing was closed.
- 11) BOARD APPROVAL OF RESOLUTION NO. 2019-11, ESTABLISHING SEWER STANDBY/AVAILABILITY CHARGE FOR FISCAL YEAR 2020 (JULY 1, 2019-JUNE 30, 2020). We-"I make a motion to approve Resolution No. 2019-11 establishing sewer standby/availability charge for fiscal year 2020." We;Le. All ayes. Director Rowan absent.
- 12) PUBLIC HEARING FOR SPECIAL TAX FOR POLICE PROTECTION SERVICES FOR FISCAL YEAR 2019 THROUGH JUNE 2020. Chair Gordon declared the hearing open. There were no verbal or written comments. The hearing was closed.
- 13) BOARD APPROVAL OF RESOLUTION NO. 2019-12, ESTABLISHING A SPECIAL TAX FOR POLICE PROTECTION SERVICES FOR FISCAL YEAR 2020 (JULY 1, 2019-JUNE 30, 2020). We-"I make a motion to approve Resolution 2019-12, establishing a special tax for police protection service for fiscal year 2020." We;Le. All ayes. Director Rowan absent.