



AGENDA

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

STALLION SPRINGS COMMUNITY SERVICES DISTRICT
27800 STALLION SPRINGS DRIVE, TEHACHAPI, CA 93561

BOARD OF DIRECTORS REGULAR BOARD MEETING
TUESDAY, FEBRUARY 18, 2020 @6:00 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.

CLOSED SESSION

7) **PERSONNEL:** Government Code §54957.6-General Manager.

OPEN SESSION

- 8) Approval for a 2% cost of living increase for the employees of Stallion Springs CSD effective Fiscal year 2020 and based on budget considerations.
- 9) Approval to purchase a Police Patrol Vehicle at a cost not to exceed \$52,000.
- 10) Approval of Fiscal Year 2018/2019 Audit.
- 11) Approval of Resolution No. 2020-04, a Resolution of the Board of Directors of the Stallion Springs Community Services District continuing a program for Enhanced Weed Abatement.
- 12) Board Approval of Resolution 2019-04, Intention to Establish Road Assessment Charges for Fiscal Year 2021 (July 1, 2020-June 30, 2021).
- 13) Board Approval of Resolution 2019-05, Intention to Establish Water Assessment Charges for Fiscal Year 2021 (July 1, 2020-June 30, 2021).
- 14) Board Approval of Resolution 2019-04, Intention to Establish Sewer Assessment Charges for Fiscal Year 2021 (July 1, 2020-June 30, 2021).
- 15) Approval of the January 21, 2020 Regular Board Meeting Minutes.
- 16) Approval of Checks for January 2020 and the CalPERS Retirement Payments.
- 17) Financial Reports.
- 18) Police Report.
- 19) General Manager's Report.
- 20) 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 February 14, 2020



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 for a 2% Cost of Living Increase for Employees of Stallion Springs C.S.D. effective in Fiscal Year 2021 based on budget considerations.

Submitted by: David Aranda, General Manager

Meeting Date: February 18, 2020

Background: As outlined in the Stallion Springs Employee Policy Manual page 17, D Compensation, Cost of Living Adjustments are to be considered each year as recommended by the General Manager.

Based on the Consumer Price Index (All Urban Consumers) the rate for the prior year was 2.3%. The General Manager is recommending 2%. The year prior a 2% was approved based on the CPI reflecting a 1.9% increase.

The approval is the first step in the COLA being awarded for Fiscal Year 2020. The second step involves the General Manager determining that the Fiscal Year 2021 budget can sustain the increase.

Recommendation: Approve a 2% Cost of Living Increase for Employees of SSCSD for Fiscal Year 2021 and based on budget considerations.



U.S. BUREAU OF LABOR STATISTICS

Economic News Release



Table 1. Consumer Price Index for All Urban Consumers (CPI-U): U. S. city average, by expenditure category

Table 1. Consumer Price Index for All Urban Consumers (CPI-U): U.S. city average, by expenditure category, December 2019

[1982-84=100, unless otherwise noted]

Expenditure category	Relative importance Nov. 2019	Unadjusted indexes			Unadjusted percent change		Seasonally adjusted percent change		
		Dec. 2018	Nov. 2019	Dec. 2019	Dec. 2018- Dec. 2019	Nov. 2019- Dec. 2019	Sep. 2019- Oct. 2019	Oct. 2019- Nov. 2019	Nov. 2019- Dec. 2019
All items	100.000	251.233	257.208	256.974	2.3	-0.1	0.4	0.3	0.2
Food	13.249	255.210	259.467	259.823	1.8	0.1	0.2	0.1	0.2
Food at home	7.169	239.989	241.726	241.750	0.7	0.0	0.3	0.1	0.1
Cereals and bakery products	0.946	274.321	276.166	275.036	0.3	-0.4	-0.1	0.1	-0.4
Meats, poultry, fish, and eggs	1.580	247.327	250.491	252.893	2.3	1.0	0.6	0.3	1.3
Dairy and related products	0.728	216.652	221.515	221.924	2.4	0.2	0.1	0.6	0.0
Fruits and vegetables	1.252	301.134	297.472	297.105	-1.3	-0.1	0.9	-0.7	-0.3
Nonalcoholic beverages and beverage materials	0.860	168.339	170.675	170.006	1.0	-0.4	-0.3	0.6	-0.4
Other food at home	1.802	209.739	211.250	210.432	0.3	-0.4	0.2	0.0	-0.3
	6.080	279.419	287.255	288.078	3.1	0.3	0.2	0.2	0.3

Footnotes

- (1) Not seasonally adjusted.
- (2) Indexes on a December 1982=100 base.
- (3) Indexes on a December 1996=100 base.



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AGENDA SUPPORTING INFORMATION

Agenda #9

- Subject:** Approval to purchase a new police vehicle at a cost not to exceed \$52,000.
- Submitted by:** David Aranda, General Manager
- Meeting Date:** February 18, 2020
- Background:** With the hiring of two full time officers and the potential of hiring an additional part time officer the police department is in need of another police vehicle.
- The Ford 2020 police utility vehicle came in at \$37,500.25. There is an additional cost to properly outfit the vehicle and we estimating that to be around \$14,000.
- Recommendation:** Approve purchasing a police vehicle at a cost not to exceed \$52,000 to be paid from Capital Vehicles.

Antelope Valley Ford Lincoln
 1155 Auto Mall Drive
 Lancaster, CA 93534
 (661) 949-3586

Date: 01/29/2020 Salesperson: Willingham, William
 Deal Number: 920593

JAN 29 20 3:43:27 PM

Find Number 920593 Salesperson Willingham, William Date 01/29/2020
 Buyer Stallion Springs Csd Co Buyer _____
 Address 27800 Stallion Springs Dr City Stallion Spgs State CA Zip 93561
 Home (661) 822-3268 Work _____ Cell _____ Email gcrowell@stallionspringscsd.com
 New/Used _____ Stock# _____ Year 0 Make _____ Model _____
 Mileage 0 Color _____ VIN# _____

TRADE INFORMATION
 Year: 0 Make: _____ Model: _____
 VIN#: _____
 Mileage: _____ Color: _____

PRICE: \$ 34844.14
 Additional Accessories: _____

Payment Disclosure for Purchase

Interest Rate: 0.00
 Payment Frequency: Monthly Payments
 Number of Payments: 1
 Days to 1st Pmnt: 45
 First Payment Date: 03/14/2020
 Payment/Amt Due: 1 37,500.25

*2020 Police Utility
 3.3 liter normally aspirated
 engine 285 HP @ 6500 RPM*

*Bill Willingham
 Commercial Sales Mgr
 Antelope Valley Ford*

Disclosure Summary for Purchase

Price	34,844.14
Vehicle Price	34,844.14
Trade Value	0.00
Trade Difference	34,844.14
Accessories	0.00
Sub Total	34,844.14
Tax	2,532.36
Documentation Fee	85.00
	0.00
	0.00
Trade Payoff	0.00
TriVIN Fee	30.00
License Fees	0.00
Title/Reg Fees	0.00
Tire Fee	8.75
Smog Fee	0.00
Total	37,500.25
Less Down Payment	0.00
Amount Due	37,500.25

Salesperson cannot accept this offer or obligate seller in any manner whatsoever. THIS OFFER IS NOT BINDING UNTIL ACCEPTED IN WRITING BY OFFICER OR SALES MANAGER OF DEALERSHIP



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AGENDA SUPPORTING INFORMATION

Agenda #10

Subject: Discussion and Approval of the Fiscal Year 2018/2019 Audit.

Submitted by: David Aranda, General Manager

Meeting Date: February 18, 2020

Background: Each year, as required by law, the District has an independent auditor provide an audit report for Fiscal Year 2018/2019.

This year Paul Kaymark with Nigro & Nigro presented the audit but we neglected to approve the audit.

Recommendation: Approve Fiscal Year 2018/2019 Audit as Presented at the January 21, 2020 meeting.

**STALLION SPRINGS COMMUNITY SERVICES
DISTRICT
FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITORS' REPORT
For the Fiscal Year Ended
June 30, 2019**



STALLION SPRINGS COMMUNITY SERVICES DISTRICT

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AGENDA SUPPORTING INFORMATION

Agenda #11

Subject: Approval of Resolution No. 2020-04, A Resolution of the Board of Directors of the Stallion Springs Community Services District continuing a program for Enhanced Weed Abatement.

Submitted by: David Aranda, General Manager

Meeting Date: February 18, 2020

Background: Each year the District provides a mowing program within designated areas in Stallion. The owners of unimproved properties in certain designated areas have the option of mowing their lots or having the district mow their lots.

The program has worked well in regard to fire prevention, public safety assistance and the overall look for the community.

Recommendation: Approve Resolution No. 2020-04.

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

Resolution No. 2020-04

RE: A RESOLUTION OF THE BOARD OF DIRECTORS OF STALLION SPRINGS COMMUNITY SERVICES DISTRICT CONTINUING A PROGRAM FOR ENHANCED WEED ABATEMENT

WHEREAS, this Board of Directors declares and determines as follows:

1. Government Code Section 61100(t), which is applicable to Community Services District, provides in part:

“Abate weeds pursuant to Part 5 Section 14875 of the Health and Safety Code.”

2. Duly adopted and recorded “Amended and Restated of Declaration of Establishment of Restrictions, Easements, Conditions, Covenants and Restrictions for Tract 3445”, as amended and restated February 15, 2000, and recorded with the officials of Kern County as document No. 0200024860 on March 3, 2000, provide as follows at Article II.D.3:

“No weeds, rubbish, debris, objects or materials of any kind, plant, tree(s) seeds infected with noxious insects, diseases or infestations, shall be placed, grown or permitted to accumulate upon any portion of lot so as to render or thereafter render such portion of the lot unsanitary, unsightly, offensive, a fire hazard, or detrimental to any lot or parcel in the vicinity thereof or to the occupants of any such lot or parcel. In the event of any default in the performance of this provision, the Stallion Springs Community Services District hereby reserves unto itself and any of its agents the right to enter upon that portion of the property and do all things necessary to place the site in a safe, sanitary and orderly condition and any expenses therefor shall result in a lien against the property unless paid by the owner of said property within forty-five (45) days after written demand thereof.”

3. With adoption of Ordinance No. 112 on August 17, 1999, this Board established a weed abatement ordinance in accordance with the foregoing authorities and as otherwise provided by law.

4. The Kern County Fire Department encourages full weed abatement of property to protect lives and structure from fires, wherever possible.

5. The following areas of Stallion Springs Community Services District (“District”) are particularly subject to threat of fire because of denser population and smaller lots, in addition to being most visible aesthetically within the community: All, or portions, of lots in Tract 4286 and Blocks E, N, O, P, U, V, X, Y, Z, AA, BB, CC, DD, EE, FF, GG, HH, II, JJ, KK, LL, MM, NN, and OO, 3445-V-59 (ATN:318-030-01-00-8) and 2574-PN40 (ATN: 317-560-08-00-6) (See attached map.)

6. Because of the unique nature of that portion of Stallion Springs described above at Section 5, it is in the interest of the District and its landowners to adopt, during 2020, a weed abatement program more stringent than that provided in Ordinance No. 112.

7. The Stallion Springs Police Department finds weed abatement to assist in public safety.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors as follows:

1. The foregoing findings and recitals are true and correct.

2. The District shall adopt the following Weed Abatement Program in 2020 for that portion of the District identified at Section 5 above:

2.1 Notification, by lot owners, mowing their own property must be submitted to the District by May 8, 2020 and mowed by June 1st, 2020. **Otherwise, the District assumes the property owner desires the District to mow the lot.**

2.2 Payment of \$95 by property owners desiring to have the District mow their lot must be received by May 22, 2020.

2.3 Failure to prepay the \$95.00 by May 22, 2020 will result in a charge of \$125.00 which will be due May 26, 2020 through August 3, 2020. If these amounts are not paid during this time frame, the District will pursue the process and remedies prescribed in Section 6 and 7 of Ordinance No.112 to place a lien on the property in the amount of \$230.00 plus interest if applicable.

3. The General Manager shall make available a notice of the provisions of the Resolution to all property owners of the lands described in Section 5 above.

4. This Resolution is supplemental to Ordinance 112 and does not supersede Ordinance 112 except as specifically provided herein.

PASSED, APPROVED AND ADOPTED by the Board of Directors of the Stallion Springs Community Services District this 18th day of February 2020, 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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AGENDA SUPPORTING INFORMATION

Agenda #12

Subject: Board Approval of Resolution No. 2020-05, Intention to Establish Road Assessment Charges for Fiscal Year 2020 (July 1, 2020 – June 30, 2021).

Submitted by: David Aranda, General Manager

Meeting Date: February 18, 2020

Background: Each year the District goes through the process of taking the necessary steps to approve the annual road assessment charges to be placed on the property tax bills.

The process to place this on the tax roll includes: approving the attached "Intention" Resolution; mailing the Notice of Hearing and the proposed establishing Resolution to all property owners; and, at the June Board Meeting, holding a public hearing to approve the establishing Resolution.

Recommendation: Approve Resolution 2020-05.

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

Resolution No. 2020-05

RE: A RESOLUTION OF THE BOARD OF DIRECTORS OF STALLION SPRINGS COMMUNITY SERVICES DISTRICT OF INTENTION TO ESTABLISH ROAD ASSESSMENT AND TO HAVE SAME COLLECTED BY THE COUNTY OF KERN WITH GENERAL TAXES FOR FISCAL YEAR COMMENCING JULY 1, 2020.

SECTION A:

THIS BOARD OF DIRECTORS DECLARES AND DETERMINES AS FOLLOWS:

1. Pursuant to Government Code Section 61115(b), the District may fix and collect an assessment for the costs of work or improvements to District roads.
2. The District operates, maintains roads within portions of the District. Each parcel/lot within the following are presently accessible from said roads: Tracts 3445, 3733, 4286, 4660, 4675, 4982, Parcel Maps 1568, 1758, 2260, 2574, 3112, 3837, 4294, (except Tract 4294 Lots 1, 2, 3 & 4) 4642, 5320, 8452, Parcel Map Waivers 855, 856, 857, and APN # 448-080-06-00-6 and APN # 318-500-11-00-3 or any subsequent division of any them.
3. The following parcels have historically not been charged a road assessment because the parcels are related to other parcels for which road assessments are already levied: APN 317-640-17-00-5, APN 317-630-50-00-7 and APN 317-620-19-00-5.
4. Funds are needed by the District for the purpose of operating and maintaining its roads, and it is fair and equitable that a portion of such required funds be obtained through a road assessment as herein provided.
5. The District's General Manager has prepared and filed a written report which contains the description of each parcel of real property for which a road assessment is proposed to be levied.
6. As provided at Section 5 of Article XIID of the California Constitution, said road assessment at its previously levied rate of \$150.00 per acre or per parcel, is exempt from the procedural requirements of Section 4 of said Article XIID.

SECTION B:

NOW, THEREFORE, BE IT RESOLVED BY THIS BOARD OF DIRECTORS AS FOLLOWS:

1. The foregoing findings are true and correct.
2. For the fiscal year commencing July 1, 2020, the District intends to impose a road

assessment on each parcel/lot within the Tracts described at Section A2 above in the amount of \$150.00 for each parcel of land.

3. As authorized by Governmental Code Section 61115(b), et seq., The District intends to have said road assessments collected by the County of Kern with its general taxes.
4. A hearing shall be held on June 16, 2020, commencing at 6:00 p.m. for the purpose of receiving and hearing any comments, questions or objections to establishment of said proposed road assessment, and that same be collected by the County of Kern with its general taxes.
5. Notice of said hearing shall be provided by publication of a notice in substantially the form attached hereto as Exhibit "A", together with a proposed resolution establishing said assessment, and by mailing a copy of said notice and resolution to each person owning a parcel of real property for which said assessment is proposed to be levied in accordance with the last equalized assessment role. Publication shall be once a week for two weeks prior to the hearing in the Tehachapi News, a newspaper of general circulation in the area.

PASSED, APPROVED AND ADOPTED by the Board of Directors of the Stallion Springs Community Services District this 18th day of February 2020, on the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ed Gordon, President
Board of Directors

Attest:

Vanessa Stevens, Secretary
Board of Directors



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AGENDA SUPPORTING INFORMATION

Agenda #13

Subject: Board Approval of Resolution No. 2020-06, Intention to Establish Water Standby or Availability Charges, for Fiscal Year 2021 (July 1, 2020 – June 30, 2021).

Submitted by: David Aranda, General Manager

Meeting Date: February 18, 2020

Background: Each year the District goes through the process of taking the necessary steps to approve the annual water Availability/Standby charges to be placed on the property tax bills.

The process includes: approving the attached "Intention" Resolution; mailing the Notice of Hearing and the proposed establishing Resolution to all property owners; and, at the June Board Meeting, holding a public hearing to approve the establishing Resolution.

Recommendation: Approve Resolution 2020-06.

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

Resolution No. 2020-06

RE: A RESOLUTION OF THE BOARD OF DIRECTORS OF STALLION SPRINGS COMMUNITY SERVICES DISTRICT OF INTENTION TO ESTABLISH WATER STANDBY OR AVAILABILITY CHARGES AND TO HAVE SAME COLLECTED BY THE COUNTY OF KERN WITH GENERAL TAXES FOR FISCAL YEAR COMMENCING JULY 1, 2020.

SECTION A:

THIS BOARD OF DIRECTORS DECLARES AND DETERMINES AS FOLLOWS:

1. Pursuant to Government Code Section 61124, the District may fix and collect a water standby or availability charge not to exceed \$30.00 per year per acre of land, or \$30.00 per year for each parcel of land of less than an acre, whether water is actually used or not.
2. The District operates, maintains, and develops water sources to serve each parcel/lot or dwelling unit within the District as shown with an Assessor Parcel Number and nonexempt Use Code on the latest equalized County Assessment Roll. All parcels/lots and dwelling units within the District are benefitted by the District's water source, which are available when needed for such parcels/lots.
3. The District operates and maintains a water system within portions of the District. Each parcel/lot within the following are presently capable of being served from said distribution system. Tracts 3445, 3733, 4286, 4660, 4675, 4982, Parcel Maps 1568, 1758, 2260, 2574, 3112, 3837, 4642, 4294, 5320, 8452 Parcel Map waivers 855, 856, 857, and APN # 448-080-06-00-6 and APN # 318-500-11-00-3 or any subsequent division of any of them.
4. The following parcels have historically not been charged a water standby or availability charge because the parcels are related to other parcels for which water standby or availability charges are already levied: APN 317-640-17-00-5, APN 317-630-50-00-7 and APN 317-620-19-00-5.
5. Funds are needed by the District for the purpose of operating and maintaining its water sources facilities and its water distribution system, and it is fair and equitable that a portion of such required funds be obtained through a water standby or availability charge as herein provided.
6. The District's General Manager has prepared and filed a written report which contains the description of each parcel of real property for which a water standby or availability charge is proposed to be levied.
7. As provided at Section 5 of Article XIID of the California Constitution, said standby or availability charge at its maximum authorized and previously levied rate of \$30.00 per acre or per parcel for parcels of less than one acre, is exempt from the procedural requirements of Section 4 of said Article XIID.

SECTION B:

NOW, THEREFORE, BE IT RESOLVED BY THIS BOARD OF DIRECTORS AS FOLLOWS:

1. The foregoing findings are true and correct.
2. For the fiscal year commencing July 1, 2020, the District intends to impose a water standby or availability charge in the following amounts:
 - (a) On each parcel/lot within the Tracts described at Section A.3 above in the amount of \$30.00 per acre of land or \$30.00 for each parcel of land less than one acre, and
 - (b) On each other parcel/lot in the District not described at Section A.3 above a charge of \$1.00 per year per acre of \$1.00 for each parcel of land less than one acre, provided, however no charge shall be levied for the parcel/lots described at Section A.4.
3. As authorized by Governmental Code Section 61124, et seq., the District intends to have said water standby or availability charge collected by the County of Kern with its general taxes.
4. A hearing shall be held on June 16, 2020, commencing at 6:00 p.m. for the purpose of receiving and hearing any comments, questions or objections to establishment of said proposed water standby or availability charge, and that same be collected by the County of Kern with its general taxes.
5. Notice of said hearing shall be provided by publication of a notice in substantially the form attached hereto as Exhibit "A", together with a proposed Resolution establishing said charge, and by mailing a copy of said notice and Resolution to each person owning a parcel of real property for which said charges are proposed to be levied in accordance with the last equalized assessment role.

Publication shall be once a week for two weeks prior to the hearing in the Tehachapi News, a newspaper of general circulation in the area.

PASSED, APPROVED AND ADOPTED by the Board of Directors of the Stallion Springs Community Services District this 18th day of February 2020, on the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ed Gordon, President
Board of Directors

Attest:

Vanessa Stevens, Secretary



STALLION SPRINGS COMMUNITY SERVICES DISTRICT

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AGENDA SUPPORTING INFORMATION

Agenda #14

- Subject:** Board Approval of Resolution No. 2020-07, Intention to Establish a Sewer Standby/Availability Charge, for Fiscal Year 2021 (July 1, 2020 – June 30, 2021).
- Submitted by:** David Aranda, General Manager
- Meeting Date:** February 18, 2020
- Background:** Each year, the District goes through the process of taking the necessary steps to approve the annual sewer standby charges to be placed on the property tax bills.
- The process includes: approving the attached "Intention" Resolution; mailing the Notice of Hearing and the proposed establishing Resolution to all property owners; and, at the June Board Meeting, holding a public hearing to approve the establishing Resolution.
- Recommendation:** Approve Resolution 2020-07.

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

Resolution No. 2020-07

RE: A RESOLUTION OF THE BOARD OF DIRECTORS OF THE STALLION SPRINGS COMMUNITY SERVICES DISTRICT OF OUR INTENTION TO ESTABLISH A SEWER STANDBY OR AVAILABILITY CHARGE AND TO HAVE SAME COLLECTED BY THE COUNTY OF KERN WITH GENERAL TAXES FOR FISCAL YEAR COMMENCING JULY 1, 2020.

SECTION A:

THIS BOARD OF DIRECTORS DECLARES AND DETERMINES AS FOLLOWS:

1. Pursuant to Government Code Section 61124, the District may fix and collect a sewer standby or availability charge not to exceed \$15.00 per year per acre of land, or \$15.00 per year for each parcel of land less than an acre, whether the sewer is actually used or not.
2. The District operates and maintains a sewer/wastewater distribution and treatment system within portions of the District. Each parcel/lot within the following are presently capable of being served by such a system:
 - (a) Each acre of land within Kern County Assessors parcels:
317-480-19, 3.79 ac; 317-480-20, 2.15 ac; 317-480-21, 8.94 ac;
317-542-06, 3.18 ac; 317-550-05, 2.85 ac; 317-550-10, 2.78 ac;
317-550-11, 5.22 ac; 317-600-05, 27.27 ac; 317-650-01, 6.72 ac;
318-190-20, 1.24 ac; 318-190-21, 1.50 ac; and
 - (b) All remaining lots or parcels within the boundaries of Sewer Zone "A" as described in Title 9 of the Stallion Springs Community Services District Ordinance Code; and
 - (c) Each parcel within Kern County Assessor Parcel 317-532-02, 317-532-033, and 318-030-01; or within any subsequent division of any of them, to which sewer is made available by the District whether the sewer service is used or not.
3. Funds are needed by the District for the purpose of operating and maintaining its sewer/wastewater distribution and treatment system, and it is fair and equitable that a portion of such required funds be obtained through a sewer standby or availability charge as herein provided.
4. The District's General Manager has prepared and filed a written report containing the description of each parcel of real property for which a sewer standby or availability charge is proposed to be levied.
5. As provided at Section 5 of Article XIID of the California Constitution, said standby or availability charge at its maximum authorized and previously levied rate of \$15.00 per acre

per parcel for parcels less than one acre, is exempt from the procedural requirements of Section 4 of said Article XIID.

SECTION B:

NOW, THEREFORE, BE IT RESOLVED BY THIS BOARD OF DIRECTORS AS FOLLOWS:

1. The foregoing findings are true and correct.
2. For the fiscal year commencing July 1, 2020, the District intends to impose a sewer standby or availability charge on each parcel/lot within the Tracts described at Section A2 above in the amount of \$15.00 per acre of land or \$15.00 for each parcel of land less than one acre:
3. As authorized by Governmental Code Section 61124, The District intends to have said sewer standby or availability charge collected by the County of Kern with its general taxes.
4. A hearing shall be held on June 16, 2020, commencing at 6:00 p.m. for the purpose of receiving and hearing any comments, questions or objections to establishment of said proposed sewer standby or availability charge, and that same be collected by the County of Kern with its general taxes.
5. Notice of said hearing shall be provided by publication of a notice in substantially the form attached hereto as Exhibit "A", together with a proposed Resolution establishing said charge, and by mailing a copy of said notice and Resolution to each person owning a parcel of real property for which said charges are proposed to be levied in accordance with the last equalized assessment role. Publication shall be once a week for two weeks prior to the hearing in the Tehachapi News, a newspaper of general circulation in the area.

PASSED, APPROVED AND ADOPTED by the Board of Directors of the Stallion Springs Community Services District this 18th day of February 2020, on the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest:

Ed Gordon, President
Board of Directors

Vanessa Stevens, Secretary
Board of Directors

STALLION SPRINGS COMMUNITY SERVICES DISTRICT
MINUTES
FOR THE BOARD OF DIRECTORS SPECIAL MEETING
TUESDAY, JANUARY 21, 2020 @ 5:00 PM

DRAFT

- 1) DISCUSSION OF FISCAL YEAR 2018/2019 AUDIT. Paul Kaymark of Nigro & Nigro presented the audit and answered questions from the Board and the Residents. No action taken.

REGULAR MEETING @ 6:00 PM

- 2) Flag Salute: Chair Gordon
- 3) Call to Order: Chair Gordon
- 4a) Roll Call:

Present: Directors Dewell, Leslie, Rowan, Wellman, and Chair Gordon
Absent: None

- 4b) RESERVED FOR PRESIDENT'S COMMENTS AND ADDENDUM.

Chair Gordon reminded those in attendance that the Solid Waste Survey that went out is not on the Agenda and will be discussed in the town hall meeting.

- 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. Several Residents spoke on upcoming meetings and also their concerns with the possible changes with Solid Waste. Another Resident spoke about the information for letters on the Golf Course.
- 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. Director Dewell stated that he was unhappy with the metering system decision at the last meeting.

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- 7) APPROVAL FOR DOCUMENTS FOR SUEZ WATER METER AGREEMENT. Director Rowan suggested we wait on a motion for this Agenda item until we discuss Agenda item #8. Once Agenda item #8 was discussed Director Rowan made the motion. Ro-"I make a motion that we approve the agreement with Suez for the metering system in the amount of \$1,246,545." Ro;Le. The motion was approved by a 4 to 1 vote. Directors Leslie, Rowan, Wellman and Gordon Ayes and Director Dewell Abstained.
- 8) APPROVAL OF THE FINANCE DOCUMENTS IN REGARD TO THE LOAN FOR THE SUEZ METERING PROJECT AND RESOLUTION NO. 2020-01, A RESOLUTION REGARDING A CALIFORNIA MUNICIPAL LEASE-PURCHASE AGREEMENT FOR THE PURPOSE OF FINANCING WATER METER METERS AND DIRECTING CERTAIN ACTIONS THEREWITH. Ro-"I move that we approve Resolution No. 2020-01 and the escrow agreement documents." Ro;Le. The motion was approved by a 4 to 1 vote. Directors Leslie, Rowan, Wellman and Gordon Ayes and Director Dewell Abstained.
- 9) APPROVAL OF RESOLUTION NO. 2020-02, A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A RETENTION BONUS TO ELIGIBLE EMPLOYEES FOR THE PURPOSE OF ATTRACTING AND RETAINING PEACE OFFICERS FOR STALLION SPRINGS COMMUNITY SERVICES DISTRICT. We-"I make a motion to approve Resolution No. 2020-02, a Resolution authorizing the execution and delivery of a retention bonus to eligible employees for the purpose of attracting and retaining Peace Officers for Stallion Springs." We;Ro. All Ayes.
- 10) APPROVAL OF REOLUTION NO. 2020-03, A RESOLUTION OF A POLICY REGARDING DISCONTINUATION OF RESIDENTIAL WATER SERVICE. Le-"I move that we accept Resolution No. 2020-03, a Resolution of a policy regarding discontinuation of water service" Le;We. All Ayes.
- 11) APPROVAL TO EXPEND UP TO \$10,000 TO PURCHASE EQUIPMENT THAT WILL ALLOW THE DISTRICT TO EXERCISE ALL WATER VALVES (CALLED SPIN DOCTOR 400). We-"I make a motion to approve expending up to \$10,000 to purchase the Spin Doctor 400." We;De. All Ayes.
- 12) APPROVAL OF THE NOVEMBER 19, 2019 REGULAR BOARD MEETING MINUTES AND THE NOVEMBER 15, 2019 SPECIAL BOARD MEETING MINUTES. Ro-"I move that we approve the November 19, 2019 Regular Board Meeting minutes and the November 15, 2019 Special Board Meeting Minutes." We;De. All Ayes.
- 13) APPROVAL OF CHECKS FOR NOVEMBER AND DECEMBER 2019 AND THE CALPERS RETIREMENT PAYMENTS. We-"I move that we approve the checks and the CalPers payments." We;De. All Ayes.
- 14) FINANCIAL REPORTS. "Financial Reports RECEIVED AND FILED."
- 15) POLICE REPORTS. "Police Reports RECEIVED AND FILED."