



## **BEAR VALLEY COMMUNITY SERVICES DISTRICT**

28999 South Lower Valley Road • Tehachapi, CA 93561-7460  
PHONE 661-821-4428 • FAX 661-821-0180

### **BEAR VALLEY COMMUNITY SERVICES DISTRICT REGULAR BOARD MEETING AGENDA**

DATE OF MEETING: February 11, 2016  
PLACE OPEN & CLOSED SESSION MEETINGS: 28999 South Lower Valley Road  
TIME OF CLOSED SESSION MEETING: 3:30 pm  
TIME OF OPEN SESSION MEETING: 6:00 pm

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**1. Call to Order**

**2. Roll Call Attendance**

President Rick Zanutto  
Vice President Gil Grace  
Director Jane Baron  
Director Charlene LaClaire  
Director Walt Ritchie

**3. Closed Session**

- A. Conference with Real Property Negotiator  
*Government Code section 54956.8*  
Property: APN: 448-04-11 and 12; 222-240-01,02,03 and 08  
Agency Negotiator: General Counsel  
Negotiating Parties: Valley Sod Farm, Inc.  
Negotiation: Price and Terms of Payment
- B. Conference with Real Property Negotiator  
*Government Code section 54956.8*  
Property: APN 222-24-08 – District Property along Cummings Valley Road  
District negotiator: General Counsel  
Negotiating parties: Distributed Energy Finance, Inc. (HelioPower)  
Under negotiation: Price and terms of payment for ground lease
- C. Conference with Legal Counsel: Existing Litigation: Laura Hutchinson v. Bear Valley Community Services District, et al. United States District Court Case 1:15-CV-01047-JLT  
*Government Code Section 54956.9*
- D. Public Employment: General Manager  
*Government Code Section 54957*

4. **Convene Open Session**
5. **Summary of Actions Taken During Closed Session**
6. **Approval of Agenda – Roll Call**
7. **Pledge of Allegiance**

8. **Public Comments on Non-Agenda Items**

Members of the public may address the Board on matters not listed on this Agenda. The Board cannot take action on any item that is not on the Agenda. The Board or staff may briefly respond to statements made or questions posed, or may ask questions for clarification. These items may also be referred to staff or scheduled on a future Agenda. There will be a separate opportunity for public comment for each item on the Agenda.

9. **Consent Calendar**

Consent items are considered routine and are intended to be acted upon in one motion, without discussion. During this portion of the meeting, the Consent Calendar will be read aloud. Prior to approval, the President will give the Board, staff, and public the opportunity to pull any item for discussion. The remaining Calendar will be acted upon. Any pulled items will then be heard and acted upon individually.

- A. APPROVE Minutes of the January 14, 2016 Regular Board Meeting
- B. APPROVE Minutes of the January 28, 2016 Regular Board Meeting
- C. ACCEPT Minutes from the Dec 1, 2015 Communications Committee Meeting
- D. ACCEPT Minutes from the December 3, 2015 Finance Committee Meeting
- E. ACCEPT Minutes from the December 15, 2015 Public Safety Committee Meeting
- F. ACCEPT Minutes from the December 29, 2015 Liaison Committee Meeting
- G. APPROVE Register of Warrants for January, 2016

10. **Disclosures by the Board of Directors**

Board Members are asked to disclose any outside communications with individuals and organizations that have an action item on this agenda that pertains directly to them or their specific personal or private interests and which communication is not included or disclosed in the agenda package, so that all interested persons have an equal opportunity to express and represent their interests.

11. **Action Items:**

- A. APPROVE Amended and Restated Employment Agreement with David Edmonds as General Manager (Mr. Davis)
- B. ADOPT Resolution 15/16-24 Setting Post Office Box Rental Rates (Mr. Edmonds)
- C. APPROVE Administration Committee Assignment Requests for Calendar Year 2016 (Mr. Edmonds)
- D. AUTHORIZE the General Manager to Purchase Two Fleet Vehicles for the Water Division from Motor City Buick GMC in an amount not to exceed \$76,000 (\$38,000 each) (Mr. Edmonds)
- E. AUTHORIZE the General Manager to Purchase Valve Exercising Equipment for the Water Division from Industrial Systems Inc. in an amount not to exceed \$48,000 (Mr. Edmonds)

**12. Information and Discussion Items:**

- A. Water Conservation (Mr. Edmonds)
- B. Police Tax (Mr. Edmonds)
- C. Mailbox Project (Mr. Edmonds)
- D. Solar Project (Mr. Davis)
- E. Committee Reports
  - i. Administration Committee – February 8, 2016
  - ii. Communications Committee – February 2, 2016
  - iii. Finance Committee – February 4, 2016
  - iv. Infrastructure Committee – February 9, 2016
  - v. Liaison Committee – January 26, 2016
  - vi. Public Safety Committee – January 19, 2016
- F. Board Comments
  - i. Director Baron: Anticipated Topics: None Submitted
  - ii. Director LaClaire: Anticipated Topics: None Submitted
  - iii. Director Ritchie: Anticipated Topics: None Submitted
  - iv. Vice-President Grace: Anticipated Topics: None Submitted
  - v. President Zanutto: Anticipated Topics: None Submitted
- G. Staff Reports
  - i. Department Head Reports
    - 1. Finance Report
    - 2. Public Works Report
    - 3. Public Safety Report
  - ii. General Counsel Report
  - iii. General Manager Report
- H. Media / Public Outreach / Communications / Correspondence (Ms. McEwen)

**13. Future Agenda Items:**

- A. Solar Project (Recurring Item)
- B. Mailbox Project (Recurring Item)
- C. Approve Various Job Descriptions (Recurring Item)
- D. Study Session – Goals & Objectives (Tentative: February 25)
- E. Recruitment Update (Tentative: February 25)
- F. Surplus Vehicles – Public Works (Tentative: February 25)
- G. Gate Project Professional Services Contract(s) Approval (TBD)

**14. Adjournment:**

The next regularly scheduled meeting of the Board of Directors is February 25, 2016.

**INFORMATION REGARDING AGENDA ITEMS:** Copies of the staff reports and other disclosable public records related to each open session item of business referred to on the agenda are on file in the office of the District Secretary and are available for public information during regular business hours. Any person who has a question concerning any of the agenda items may call the District Secretary at 661.821.4428.

**ADA Compliance Statement:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the District Secretary to the Board of Directors, Kristy McEwen, at 661.821.4428. Notification 48 hours prior to the meeting will enable the District to make reasonable arrangements to ensure accessibility to this meeting.

Signed, February 8, 2016

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Kristy McEwen, Secretary of the Board