

REGULAR MEETING OF THE BOARD OF DIRECTORS ROSAMOND COMMUNITY SERVICES DISTRICT

6:00 PM Regular Board Meeting
Wednesday, October 28, 2026
District Board Room
3179 35th Street West
Rosamond, CA 93560

Zoom Instructions

Meeting ID: 661 256 3411

Passcode: 2026

Zoom App: Click the blue “Join” button with the plus sign
Web page: Visit zoom.com and click “Join” at the top of the page
Phone: Dial (669) 444 9171, enter the meeting ID and press #,
do not enter a participant ID and press #,
enter the passcode and press #.
Use *6 to mute/unmute

Agenda

CALL TO ORDER Time: _____

ROLL CALL

Director Jose Hernandez Jr.
Director Byron Glennan
Director Rick Webb
Vice President Greg Wood
President Gregory Washington

General Manager (GM) Kim Domingo
Assistant GM Ben Stewart
Director of Administration/Board Secretary Sherri Timm
Legal Counsel, John Komar, Esq.

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AGENDA Motion: _____ 2nd: _____

PUBLIC COMMENTS

(At this time, any person may address the Board on any subject within the District's jurisdiction which is not on the agenda. However, any non-agenda matter will be referred to staff for a report and/or action at a subsequent Board meeting and no action can be taken on any such item discussed unless the action has been authorized under §54954.2(b) of the Government Code. Any person may also address the Board on any agenda matter at the time that matter is discussed, prior to Board consideration and action. Speakers are requested to limit comments to three (3) minutes.)

VOLUNTARY PUBLIC ROLL-CALL VIA TELECONFERENCE

(If any member of the public on the teleconference/video conference wishes to identify themselves as present for this meeting, please do so for the records/minutes)

CONSENT CALENDAR

CC 1. Review of the check/voucher register dated October 6, 2026 through October 19, 2026 | Payroll (Direct Deposit) dated October 7, 2026 | Payroll (Checks) dated October 7, 2026.

CC 2. Cash Balances – September 2026

CC 3. Reserve Balances – September 2026

CC 4. 1st Quarter Treasurer's Report

Motion:_____ 2nd:_____

NEW BUSINESS

NB 1. Identify the Low Bidder and Award the Construction Contract to Chroma Coatings and Construction for the Myrtle Street and Melvin Street Asphalt Project.
(Presenter, Kim Domingo)

Motion:_____ 2nd:_____

NB 2. Approve Statement of Work with Eide Bailly LLP for Government Advisory Services Consulting – Transition Services.
(Presenter, Kim Domingo)

Motion:_____ 2nd:_____

NB 3. Approve Letter Proposal with Arthur J. Gallagher & Co. for a Total Compensation Study for the Assistant General Manager and Public Works Manager Positions.
(Presenter, Kim Domingo)

Motion:_____ 2nd:_____

NB 4. Approve Disposal of Surplus Equipment

(Presenter, Kim Domingo)

Motion: _____ 2nd: _____

NB 5. Adoption of Resolution No. 2026-15 Declaring Certain Real Property as Exempt Surplus Land and Authorizing the Sale of Said Property for District (Agency) Use

(Presenter, Kim Domingo)

Motion: _____ 2nd: _____

NB 6. Set Special Meeting for November 3, 2026 at 3:00 pm.

(Presenter, Kim Domingo)

Motion: _____ 2nd: _____

NB 7. Set Special Meeting for November 18, 2026 at 5:30 pm.

(Presenter, Kim Domingo)

Motion: _____ 2nd: _____

DIRECTOR REPORTS/COMMENTS/FUTURE AGENDA ITEMS

GENERAL COUNSEL UPDATE

John Komar, Esq

GENERAL MANAGER UPDATE

Kim Domingo

ASSISTANT GENERAL MANAGER UPDATE

Ben Stewart

DIRECTOR OF ADMINISTRATION UPDATE

Sherri Timm

PUBLIC WORKS UPDATE

Ben Stewart

ADJOURNMENT Time: _____

*Rosamond Community Services District
Regular Board Meeting Agenda
Wednesday October 28, 2026 @6:00 pm*

Requirements Regarding Disabled Access: In accordance with Government Code §54954.2(a), requests for a disability related modification or accommodation, including auxiliary aids or services, in order to attend or participate in a meeting, should be made to the RCSD Board Secretary at least 48 hours in advance of the meeting to ensure availability of the requested service or accommodation. Please contact the Board Secretary by telephone at (661) 256-3411, Email: stimm@rosamondcsd.com or in writing at the Rosamond Community Services District, Attn: Board Secretary 3179 35th Street West, Rosamond, CA 93560.

Pursuant to Government Code Section 54957.5, any writing that: (1) is a public record; (2) relates to an agenda item for an open session of a regular meeting of the Board of Directors; and (3) is distributed less than 72 hours prior to that meeting, will be made available for public inspection at the time the writing is distributed to the Board of Directors. Any such writing will be available for public inspection at the District offices located at 3179 35th Street West, Rosamond, CA 93560. A complete agenda packet containing all accompanying reports for this agenda is available by contacting the Board Secretary stimm@rosamondcsd.com or 661-256-3411, or in person or writing to Rosamond Community Services District, Attn: Board Secretary 3179 35th Street West, Rosamond, CA 93560. Board meetings are subject to audio recording.

STAFF REPORT

Rosamond Community Services District

DATE: October 28, 2026
TO: Board of Directors
FROM: Kim Domingo, General Manager
Subject: Identify the Low Bidder and Award the Construction Contract to Chroma Coatings and Construction for the Myrtle Street and Melvin Street Asphalt Project

RECOMMENDATION:

(1) Identify the Low Bidder, (2) Award the Construction Contract to Chroma Coatings and Construction for the Myrtle Street and Melvin Street Asphalt Project, (3) Authorize the President to Execute the Agreement.

BACKGROUND:

This project originated from the Myrtle Street and Melvin Street Water Service Replacement Project, which replaced water service lines in Tract 4844, located north of Rosamond Boulevard and west of 30th Street. The service line replacements disturbed the existing asphalt along Myrtle Street and Melvin Street, which must be repaired in accordance with Kern County Public Works (KCPW) Standards.

A change order to the water service replacement contract was proposed to complete the asphalt repair per KCPW Standards. However, the proposed change order exceeded the change order limits allowed under the Public Contract Code. As a result, the asphalt repair portion of the work was separated from the water service replacement contract and bid as a separate project under Capital Project No. 12607.

Because the asphalt repair work was included in the previous water service replacement bid package, the project was not brought back to the Board for approval to advertise. On September 14, 2026, staff informally advertised the project in plan rooms and on the District website. On October 1, 2026, bids were opened with the results shown in the following table. The Engineer's Estimate was \$125,000.

Bidder	Base Bid Amount (\$)
Chroma Coatings and Construction (Palmdale, CA)	98,800.00
R.C. Becker, Inc. (Santa Clarita, CA)	102,048.30
Burtch Construction (Bakersfield, CA)	123,158.08

Bid amounts shown are the confirmed totals. Chroma Coatings and Construction submitted a total of \$97,800.00 and Burtch Construction submitted a total of \$128,285.08. In accordance with the Instructions to Bidders, these discrepancies were resolved in favor of the unit prices and the correct sums. The corrections did not change the order of the bidders.

ANALYSIS:

The asphalt repair is required to restore Myrtle Street and Melvin Street following the water service replacements and to satisfy the KCPW requirements for work within the County right-of-way. The work is to be completed within 30 working days from the start of the contract time. Award of the contract to the low bidder will complete the restoration of the affected streets.

FISCAL REVIEW:

The low bid of \$98,800.00 is \$26,200.00 below the Engineer's Estimate. The costs for the project are funded in the Capital Projects budget with no adjustments required.

LEGAL REVIEW:

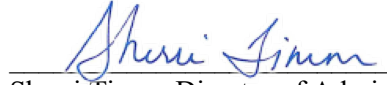
N/A

CONCLUSION:

Approval is recommended.



Kim Domingo, General Manager



Sherri Timm, Director of Administration

ATTACHMENTS:

Bid Tabulation
Agreement

[illegible]

**DOCUMENT 00 5200
AGREEMENT**

THIS AGREEMENT, entered into on this day of _____, is by and between Chroma Coatings and Construction Corp _____, whose place of business is located at 39046 180 East Palmdale, California 93591 ("Contractor"), and the ROSAMOND COMMUNITY SERVICES DISTRICT, a political subdivision of the State of California (hereinafter "Owner"), acting under and by virtue of the authority vested in Owner by the laws of the State of California.

WHEREAS, in consideration for the promises and payment to be made and performed by Owner, and under the conditions expressed in the incorporated Bid Proposal (Bid), bonds and related papers, Contractor agrees to do all the work and furnish all the materials at the expense of Contractor (except such as the Specifications state will be furnished by Owner) necessary to construct and complete in a good and workmanlike manner to the satisfaction of the Rosamond Community Services District all the work shown and described in the plans and specifications for the project known as:

**MYRTLE STREET AND MELVIN STREET ASPHALT
PROJECT**

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, Contractor and Owner agree as follows:

ARTICLE 1 - SCOPE OF WORK OF THE CONTRACT

1.01 Work of the Contract

- A. Contractor shall complete all Work specified in the Contract Documents, in accordance with the Specifications, Drawings, and all other terms and conditions of the Contract Documents (**Work**).

1.02 Price for Completion of the Work

- A. Owner shall pay Contractor the following Contract Sum of Ninety eight thousand eight hundred dollars and no/100 **Dollars (\$98,800.00)** for completion of Work in accordance with Contract Documents as set forth in Contractor's Bid, attached hereto.

ARTICLE 2 - COMMENCEMENT AND COMPLETION OF WORK

2.01 Commencement of Work

- A. Contractor shall commence Work on the date established in the Notice to Proceed (**Commencement Date**).
- B. Owner reserves the right to modify or alter the Commencement Date.

2.02 Completion of Work

- A. Contractor shall achieve Final Completion of the entire Work **30 Working** Days from the Commencement Date.

ARTICLE 3 - LIQUIDATED DAMAGES FOR DELAY IN COMPLETION OF WORK

3.01 Liquidated Damage Amounts

- A. As liquidated damages for delay Contractor shall pay Owner five Hundred **dollars (\$500)** for each Calendar Day that expires after the time specified herein for Contractor to achieve Final Completion of the entire Work, until achieved.

3.02 Scope of Liquidated Damages

Agreement

- A. Measures of liquidated damages shall apply cumulatively.
- B. Limitations and stipulations regarding liquidated damages are set forth in Document 00 7200 (General Conditions).

ARTICLE 4 - CONTRACT DOCUMENTS

- 4.01** Contract Documents consist of the following documents, including all changes, Addenda, and Modifications thereto:

Document 00 0101	Title Page
Document 00 1113	Notice to Contractors
Document 00 2113	Instruction to Bidders
Document 00 3100	Geotechnical Data and Existing Conditions
Document 00 4100	Bid Form
Document 00 4412	Bidder Information Form
Document 00 4430	Subcontractors List
Document 00 4452	Non-Collusion Declaration
Document 00 4455	Bidder Certifications
Document 00 5199	Proposed Contract Documents Transmittal
Document 00 5200	Agreement
Document 00 5590	Release of Claims
Document 00 6001	Construction Performance Bond
Document 00 6002	Construction Labor and Material Payment Bond
Document 00 7200	General Conditions
Document 00 7300	Supplementary Conditions – Insurance
Document 00 9111	Addendum Form - RCSD
Master Specifications	Divisions 01 through 52

- 4.02** There are no Contract Documents other than those listed above. The Contract Documents may only be amended, modified or supplemented as provided in Document 00 7200 (General Conditions).

ARTICLE 5 - MISCELLANEOUS

- 5.01** Terms and abbreviations used in this Agreement are defined in Document 00 7200 (General Conditions) and Section 01 4216 (Definitions) and will have the meaning indicated therein.
- 5.02** It is understood and agreed that in no instance are the persons signing this Agreement for or on behalf of Owner or acting as an employee, agent, or representative of Owner, liable on this Agreement or any of the Contract Documents, or upon any warranty of authority, or otherwise, and it is further understood and agreed that liability of Owner is limited and confined to such liability as authorized or imposed by the Contract Documents or applicable law.
- 5.03** In entering into a public works contract or a subcontract to supply goods, services or materials pursuant to a public works contract, Contractor or Subcontractor offers and agrees to assign to the awarding body all rights, title and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. §15) or under the Cartwright Act (Chapter 2 (commencing with §16700) of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, services or materials pursuant to the public works contract or the subcontract. This assignment shall be made and become effective at the time Owner tenders final payment to Contractor, without further acknowledgment by the parties.
- 5.04** Copies of the general prevailing rates of per diem wages for each craft, classification, or type of worker needed to execute the Contract, as determined by Director of the State of California Department of Industrial Relations, are deemed included in the Contract Documents and on file at

Agreement

Owner's Office, and shall be made available to any interested party on request. Pursuant to California Labor Code §§ 1860 and 1861, in accordance with the provisions of Section 3700 of the Labor Code, every contractor will be required to secure the payment of compensation to his employees. Contractor represents that it is aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that Code, and Contractor shall comply with such provisions before commencing the performance of the Work of the Contract Documents.

- 5.05** This Agreement and the Contract Documents shall be deemed to have been entered into in the County of Kern, State of California, and governed in all respects by California law (excluding choice of law rules). The exclusive venue for all disputes or litigation hereunder shall be in the Superior Court for the County of Kern.

IN WITNESS WHEREOF the parties have executed five original Agreements on the day and year first above written.

RECOMMENDED AND APPROVED
AS TO CONTENT:

CONTRACTOR:

Firm's Name

By _____
Kim Domingo, General Manager

Type of Entity
(Corporation, partnership, sole proprietorship)

By _____
Signature

Typed Name

ROSAMOND COMMUNITY SERVICES DISTRICT

Title of Individual Executing Document on behalf of Firm

By _____
Gregory Washington
President, Board of Directors

NOTICE: CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND ARE REGULATED BY CONTRACTORS' STATE LICENSE BOARD. QUESTIONS CONCERNING A CONTRACTOR MAY BE REFERRED TO THE REGISTRAR OF THAT BOARD, WHOSE ADDRESS IS: CONTRACTORS' STATE LICENSE BOARD, 1020 "N" STREET, SACRAMENTO, CALIFORNIA 95814.

END OF DOCUMENT

Agreement

00 5200 - 3

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DOCUMENT 00 6001
CONSTRUCTION PERFORMANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

- A. THAT WHEREAS, the ROSAMOND COMMUNITY SERVICES DISTRICT (hereinafter "**Owner**"), a public agency of the State of California, has awarded to Chroma Coatings and Construction Corp, as Principal, a contract dated _____ (the "**Contract**"), in the amount of \$ 98,800.00. The Contract is by this reference made a part hereof, for the work of the following project:

MYRTLE STREET AND MELVIN STREET ASPHALT PROJECT

- 1.02** AND WHEREAS, Principal is required to furnish a bond in connection with the Contract, guaranteeing the faithful performance thereof;
- 1.03** NOW, THEREFORE, we, the undersigned Principal and _____, as Surety are held and firmly bound unto Owner in the sum of 100% OF THE CONTRACT PRICE to be paid to Owner or its successors and assigns; for which payment, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.
- 1.04** THE CONDITION OF THIS OBLIGATION IS SUCH, that if Principal, or its heirs, executors, administrators, successors, or assigns approved by Owner, shall promptly and faithfully perform the covenants, conditions, and agreements of the Contract during the original term and any extensions thereof as may be granted by Owner, with or without notice to Surety, and during the period of any guarantees or warranties required under the Contract, and shall also promptly and faithfully perform all the covenants, conditions, and agreements of any alteration of the Contract made as therein provided, notice of which alterations to Surety being hereby waived, on Principal's part to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify, defend, protect, and hold harmless Owner as stipulated in the Contract, then this obligation shall become and be null and void; otherwise it shall be and remain in full force and effect.
- 1.05** No extension of time, change, alteration, modification, or addition to the Contract, or of the work required thereunder, or work or actions by Owner to mitigate the damages resulting from any breach in performance by Contractor, shall release or exonerate Surety on this bond or in any way affect the obligation of this bond; and Surety does hereby waive notice of any such extension of time, change, alteration, modification, or addition.
- 1.06** Whenever Principal shall be and declared by Owner in default under the Contract, Surety shall promptly remedy the default, or shall promptly, and in no event later than thirty (30) days from notice:
- A. Undertake through its agents or independent contractors (but having qualifications and experience reasonably acceptable to Owner), to complete the Contract in accordance with its terms and conditions and to pay and perform all obligations of Principal under the Contract, including without limitation, all obligations with respect to warranties, guarantees, indemnities, and the payment of liquidated damages; or

Construction Performance Bond

- B. Obtain a bid or bids for completing the Contract in accordance with its terms and conditions, and, upon determination by Owner of the lowest responsible bidder, arrange for a contract between such bidder and Owner and make available as work progresses (even though there should be a default or a succession of defaults under the contract or contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the Contract Sum, and to pay and perform all obligations of Principal under the Contract, including, without limitation, all obligations with respect to warranties, guarantees, and the payment of liquidated damages; but, in any event, Surety's total obligations hereunder shall not exceed the amount set forth in the third paragraph hereof. The term "balance of the Contract Sum," as used in this paragraph, shall mean the total amount payable by Owner to the Principal under the Contract and any amendments thereto, less the amount paid by Owner to Principal.
- 1.07** Surety's obligations hereunder are independent of the obligations of any other surety for the performance of the Contract, and suit may be brought against Surety and such other sureties, jointly and severally, or against any one or more of them, or against less than all of them without impairing Owner's rights against the others. If suit is brought upon this bond the Surety shall pay reasonable costs and attorney's fees to be fixed by the court.
- 1.08** Surety may not use Contractor to complete the Contract absent Owner's Consent. Owner shall have the right in its sole discretion to continue the work of the Contract, as necessary following a default and/or termination, as necessary to prevent risks of personal injury, property damage or delay to the Project.
- 1.09** No right of action shall accrue on this bond to or for the use of any person or corporation other than Owner or its successors or assigns.
- 1.10** Surety shall join in any proceedings brought under the Contract upon Owner's demand, and shall be bound by any judgment.
- 1.11** Correspondence or claims relating to this bond shall be sent to Surety at the address set forth below.

IN WITNESS WHEREOF, we have hereunto set our hands this ____ day of _____. 20__.

CONTRACTOR AS PRINCIPAL

(Corp. Seal)

Company

Signature

Name & Title

Address

City, State, Zip Code

SURETY

(Corp. Seal)

Company

Signature

Name & Title

Address

City, State, Zip Code

Phone

END OF DOCUMENT

Construction Performance Bond

DOCUMENT 00 6002
CONSTRUCTION LABOR AND MATERIAL PAYMENT BOND

KNOW ALL PERSONS BY THESE PRESENTS:

1.01 THAT WHEREAS, the ROSAMOND COMMUNITY SERVICES DISTRICT (hereinafter "**Owner**"), a public agency of the State of California, has awarded to Chroma Coatings and Construction, Corp as Principal, a contract dated _____ (the "**Contract**"), in the amount of \$98,800.00. The Contract is by this reference made a part hereof, for the work of the following project:

MYRTLE STREET AND MELVIN STREET ASPHALT PROJECT

- A. AND WHEREAS, Principal is required to furnish a bond in connection with the Contract to secure the payment of claims of laborers, mechanics, material suppliers, and other persons as provided by law;
- B. NOW, THEREFORE, we, the undersigned Principal and _____, as Surety, are held and firmly bound unto Owner in the sum of 100% OF THE CONTRACT PRICE (\$ _____), for which payment well and truly to be made we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.
- C. THE CONDITION OF THIS OBLIGATION IS SUCH, that if Principal, or its executors, administrators, successors, or assigns approved by Owner, or its subcontractors shall fail to pay any of the persons named in California Civil Code §9100, or amounts due under the State of California Unemployment Insurance Code with respect to work or labor performed under the Contract, or for any amounts required to be deducted, withheld, and paid over to the State of California Employment Development Department from the wages of employees of Principal and subcontractors pursuant to Section 13020 of the State of California Unemployment Insurance Code with respect to such work and labor, that Surety will pay for the same in an amount not exceeding the sum specified in this bond, plus reasonable attorneys' fees, otherwise the above obligation shall become and be null and void.
- D. This bond shall inure to the benefit of any of the persons named in California Civil Code §9100, as to give a right of action to such persons or their assigns in any suit brought upon this bond. The intent of this bond is to comply with the California Mechanic's Lien Law.
- E. Surety, for value received, hereby expressly agrees that no extension of time, change, modification, alteration, or addition to the undertakings, covenants, terms, conditions, and agreements of the Contract, or to the work to be performed thereunder, shall in any way affect the obligation of this bond; and it does hereby waive notice of any such extension of time, change, modification, alteration, or addition to the undertakings, covenants, terms, conditions, and agreements of the Contract, or to the work to be performed thereunder.
- F. Surety's obligations hereunder are independent of the obligations of any other surety for the payment of claims of laborers, mechanics, material suppliers, and other persons in connection with Contract; and suit may be brought against Surety and such other sureties, jointly and

severally, or against any one or more of them, or against less than all of them without impairing Owner's rights against the other. If suit is brought upon this bond the Surety shall pay reasonable costs and attorney's fees to be fixed by the court.

- G. Correspondence or claims relating to this bond shall be sent to Surety at the address set forth below.

IN WITNESS WHEREOF, we have hereunto set our hands this ____ day of _____, 20__.

CONTRACTOR AS PRINCIPAL

(Corp. Seal)

Company

Signature

Name & Title

Address

City, State, Zip Code

SURETY

(Corp. Seal)

Company

Signature

Name & Title

Address

City, State, Zip Code

Phone

END OF DOCUMENT

**DOCUMENT 00 6003
GUARANTY**

TO: THE ROSAMOND COMMUNITY SERVICES DISTRICT (hereinafter "Owner"), for construction of **Myrtle and Melvin Asphalt Project** located at **Northwest Corner of Rosamond Blvd and 30th St West**.

The undersigned guarantees all construction performed on this Project and also guarantees all material and equipment incorporated therein.

Contractor hereby grants to Owner for a period of one year following the date of Final Acceptance of the Work completed, or such longer period specified in the Contract Documents, its unconditional warranty of the quality and adequacy of all of the Work including, without limitation, all labor, materials and equipment provided by Contractor and its Subcontractors of all tiers in connection with the Work.

Neither final payment nor use nor occupancy of the Work performed by the Contractor shall constitute an acceptance of Work not done in accordance with this Guaranty or relieve Contractor of liability in respect to any express warranties or responsibilities for faulty materials or workmanship. Contractor shall remedy any defects in the Work and pay for any damage resulting therefrom, which shall appear within one year, or longer if specified, from the date of Final Acceptance of the Work completed.

If within one year after the date of Final Acceptance of the Work completed, or such longer period of time as may be prescribed by laws or regulations, or by the terms of Contract Documents, any Work is found to be Defective, Contractor shall promptly, without cost to Owner and in accordance with Owner's written instructions, correct such Defective Work. Contractor shall remove any Defective Work rejected by Owner and replace it with Work that is not Defective, and satisfactorily correct or remove and replace any damage to other Work or the work of others resulting therefrom. If Contractor fails to promptly comply with the terms of such instructions, or in an emergency where delay would cause serious risk of loss or damage, Owner may have the Defective Work corrected or the rejected Work removed and replaced. Contractor shall pay for all claims, costs, losses and damages caused by or resulting from such removal and replacement. Where Contractor fails to correct Defective Work, or defects are discovered outside the correction period, Owner shall have all rights and remedies granted by law.

Inspection of the Work shall not relieve Contractor of any of its obligations under the Contract Documents. Even though equipment, materials, or Work required to be provided under the Contract Documents have been inspected, accepted, and estimated for payment, Contractor shall, at its own expense, replace or repair any such equipment, material, or Work found to be Defective or otherwise not to comply with the requirements of the Contract Documents up to the end of the guaranty period.

All abbreviations and definitions of terms used in this Agreement shall have the meanings set forth in the Contract Documents.

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The foregoing Guaranty is in addition to any other warranties of Contractor contained in the Contract Documents, and not in lieu of, any and all other liability imposed on Contractor under the Contract Documents and at law with respect to Contractor's duties, obligations, and performance under the Contract Documents. In the event of any conflict or inconsistency between the terms of this Guaranty and any warranty or obligation of the Contractor under the Contract Documents or at law, such inconsistency or conflict shall be resolved in favor of the higher level of obligation of the Contractor.

Date

Name/Title

Contractor

Signature

For maintenance, repair or replacement service contact:

Name

Telephone

Address

Alt. Telephone

City, State, and Zip

END OF DOCUMENT

STAFF REPORT

Rosamond Community Services District

DATE: October 28, 2026
TO: Board of Directors
FROM: Kim Domingo, General Manager
Subject: Approve Statement of Work with Eide Bailly LLP for Government Advisory Services Consulting – Transition Services

RECOMMENDATION:

Approve the Statement of Work with Eide Bailly LLP for Government Advisory Services Consulting related to the transition of District personnel, with an estimated fee of \$10,000, and authorize the President to execute the Statement of Work.

BACKGROUND:

Eide Bailly has had a successful relationship with the District for more than ten years, advising the District on financial matters and supporting the annual budget process. On July 22, 2026, the Board approved a Master Services Agreement (MSA) with Eide Bailly along with three (3) Statements of Work for General Accounting, Management Analyst, and Policies, Procedures and Desk Procedures Update Services. The MSA provides the general terms and conditions under which individual Statements of Work are issued, similar to the MSA/Task Order procurement the District employs for other consultants.

ANALYSIS:

The proposed Statement of Work provides Government Advisory Services consulting to assist the District with services related to the transition of District personnel, as well as other services determined to fall outside the scope of the routine accounting services and management analyst services outlined in the separate agreements.

The work is proposed on a time and materials basis in accordance with the hourly rates listed in the Statement of Work, with a total estimate of \$10,000. Eide Bailly will notify the District of any circumstances that could significantly affect the fee estimate. Consistent with the other Statements of Work, the District retains responsibility for all management decisions and will designate a staff member to oversee the services.

FISCAL REVIEW:

The estimated cost of \$10,000 is included in the professional services account of the FY2026-2027 operating budget.

LEGAL REVIEW:

The Statement of Work falls under the Master Services Agreement approved by the Board on July 22, 2026, which incorporated edits proposed by District Counsel.

CONCLUSION:

Approval is recommended.


Kim Domingo, General Manager


Sherri Timm, Director of Administration

ATTACHMENTS:

Statement of Work – Government Advisory Services Consulting (Transition Services)



Statement of Work – Government Advisory Services Consulting

July 1, 2026

#206680

Mr. Kim Domingo
Rosamond Community Services District
3179 35th Street West
Rosamond, CA. 93560

This document constitutes a statement of work ("SOW") under the most recently executed Master Services Agreement ("MSA"), made by and between Eide Bailly LLP ("Eide Bailly", "we," "us," and "our") and Rosamond Community Services District ("Client", "you," or "your"). We are pleased to confirm our understanding of the terms and objectives of our engagement and the nature and limitations of the services we will provide you.

Scope of Consulting Services

The consulting services we will provide include:

- Assist the District in consulting services in connection with services related to the transition of District personnel.
- Assist the District with any services determined to fall outside the scope of routine accounting services and management analyst services which are outlined in separate agreements.

Our engagement will be performed under the *Statements on Standards for Consulting Services* issued by the American Institute of Certified Public Accountants (AICPA). We will not provide audit, review, compilation or financial statement preparation services to any historical or prospective financial information or provide attestation services under the AICPA *Statements on Standards for Attestation Engagements* and assume no responsibility for any such information.

Your Responsibilities

You understand that any written deliverables or other documents we may prepare are to be used only for the purpose of internal use associated with any findings discovered, as a result of our engagement. Such deliverables or other documents may not be published or used for any other purposes without our written consent.

You accept responsibility for the results of the services being provided and agree to perform the following functions in connection with this engagement:

- Make all management decisions and perform all management functions.
- Designate a competent individual to oversee the services.
- Evaluate the adequacy and results of the services performed.
- Accept responsibility for the results of the services.
- Establish and maintain internal controls, including monitoring ongoing activities.

eidebailly.com

901 Via Piemonte, Ste. 450 • Ontario, CA 91764-8504 • T 909.466.4410 • F 909.466.4431 • EOE

You will provide us, as promptly as possible, with all requested information and documentation reasonably deemed necessary or desirable by us in connection with the engagement. You represent and warrant that all information and documentation provided or to be provided to us is true, correct and complete, to the best of your knowledge and belief. We are authorized to rely upon such information and documentation without independent investigation or verification.

Timeline

We will begin our engagement upon acceptance of this engagement agreement. If delays are experienced in receiving information, the delivery of the deliverable will be delayed accordingly. Should we experience difficulties in these areas we will inform you promptly and discuss the effect on our timetable with you.

Engagement Fees

Our fees are based upon the amount of time required to complete the assignment at various levels of responsibility plus actual out-of-pocket expenses. We estimate our fee for this engagement will be \$10,000 and be billed in accordance with the hourly rates listed below. We will notify you immediately of any circumstances we encounter that could significantly affect this initial fee estimate.

EB Staff	Hourly Rate
Partner / Managing Director	\$410
Director	\$387
Senior Manager	\$351
Manager	\$294
Supervisor	\$260
Senior Associate	\$223
Staff Associate	\$176

All bills are payable upon receipt. A service charge of 1% per month, which is an annual rate of 12%, will be added to all accounts unpaid 30 days after billing date. We may bill you on an interim basis prior to completion of this engagement.

The ability to effectively and efficiently perform our engagement depends upon the quality of your underlying records and the timeliness of providing information and responding to our requests. A lack of preparation, including not providing this information in a complete, accurate and timely manner may result in an increase in our fees and/or a delay in the completion of our engagement. We will advise you if unexpected circumstances require significant additional procedures resulting in a substantial increase in the fee estimate.

Engagement Administration and Other Matters

Eide Bailly LLP has owners that are not licensed as certified public accountants as permitted under Section 5079 of the California Business Code. The nature of the services to be provided in conjunction with this engagement are such that non-licensee owners may be involved in performing our services.

Termination

The engagement contemplated by this SOW shall terminate upon the earlier of completion of the services described herein or as described in the MSA.

Agreement

We appreciate the opportunity to provide the services described in this SOW under the MSA and believe this SOW accurately summarizes the significant terms of our engagement. This SOW and the MSA constitute the entire agreement regarding these services and supersedes all prior agreements (whether oral or written), understandings, negotiations, and discussions between you and Eide Bailly related to these services. If you have any questions, please let us know. Please sign, date, and return this SOW to us to indicate your acknowledgment and understanding of, and agreement with, the arrangements for our services, including the terms of our engagement and the parties' respective responsibilities. By signing this SOW, you represent and warrant that you are authorized to sign on behalf of and bind each client and any affiliate identified herein.

Sincerely,

A handwritten signature in cursive script that reads "Eide Bailly LLP".

Eide Bailly LLP

AGREED TO AND ACCEPTED:

Name: _____

Title: _____

Date: _____

STAFF REPORT

Rosamond Community Services District

DATE: October 28, 2026
TO: Board of Directors
FROM: Kim Domingo, General Manager
Subject: Approve Letter Proposal with Arthur J. Gallagher & Co. for a Total Compensation Study for the Assistant General Manager and Public Works Manager Positions

RECOMMENDATION:

Approve the Letter Proposal with Arthur J. Gallagher & Co. (Gallagher) for a Total Compensation Study for the Assistant General Manager and Public Works Manager positions in an amount not to exceed \$7,500, and authorize the President to sign.

BACKGROUND:

The District periodically has a need to evaluate the compensation of its positions to ensure that salaries and benefits remain competitive with comparable public agencies in the region. A current, market-based understanding of total compensation supports the District's ability to recruit and retain qualified staff and is consistent with the succession planning efforts previously discussed with the Personnel Committee. The District has had difficulty attracting qualified candidates for these positions.

The District commissioned a Compensation & Classification Study that was updated in May 2025 but did not include the Assistant General Manager or Public Works Manager positions. Staff requested a proposal from Gallagher to conduct a total compensation study for the two positions. Gallagher has extensive experience with similar organizations nationwide, including approximately half of the counties in California and several public hospitals. Gallagher submitted the attached Letter Proposal dated October 22, 2026.

The study will survey the thirteen (13) comparator agencies that were studied in the May 2025 effort, which are:

Comparator Agencies	
Antelope Valley-East Kern Water Agency	Nipomo Community Services District
City of Barstow	North of River Sanitary District
City of Tehachapi	Palmdale Water District
East Niles Community Services District	Phelan Pinon Hills Community Services District
Helendale Community Services District	Quartz Hill Water District
Los Angeles County Sanitation Districts	Stallion Springs Community Services District
Mojave Water Agency	

ANALYSIS:

In addition to base salary, the study will survey the following benefits: retirement formula (PEPRA), employee paid employer contribution, Social Security, deferred compensation, cafeteria plan, health, dental, vision, vacation, holidays, administrative leave, auto allowance, and uniform allowance (which likely does not apply to these two positions).

Gallagher proposes to conduct all meetings and presentations remotely, which reduces cost to the District. Should the District request onsite meetings or presentations, the estimated additional cost would be \$1,500 to \$2,000 per day per resource. Any change to the scope beyond that described in the proposal would be billed at Gallagher's hourly rates unless a fixed fee is mutually agreed upon.

FISCAL REVIEW:

The total cost of the study, including all expenses, will not exceed \$7,500 and will be billed in equal monthly increments. There are adequate funds in budget keys 01/02-65000 for this authorization.

LEGAL REVIEW:

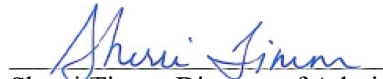
Not requested.

CONCLUSION:

The total compensation study will provide the Board and staff with current market data and recommended salary ranges for the Assistant General Manager and Public Works Manager positions. Staff recommends approval of the Letter Proposal with Gallagher.



Kim Domingo, General Manager



Sherri Timm, Director of Administration

ATTACHMENTS:

Gallagher Letter Proposal – Total Compensation Study (October 22, 2026)

Letter Proposal

October 22, 2026

Ms. Kimi Domingo, PE
General Manager
Rosamond Community Services District
3179 35th Street West
Rosamond, CA 93560

Dear Ms. Domingo:

We appreciate the opportunity to present this proposal and outline the services Gallagher's Public Sector, Community & Education team can provide to Rosamond Community Services District (District). Gallagher is well qualified to support this effort, drawing on extensive experience with similar organizations nationwide, including about half of the counties in California and several public hospitals. We would be privileged to serve the District in this capacity.

We understand that you are seeking an total compensation study for two positions: Assistant General Manager and Public Works Manager. The study would use the following comparators:

1. Antelope Valley-East Kern Water Agency
2. City of Barstow
3. City of Tehachapi
4. East Niles Community Services District
5. Helendale Community Services District
6. Los Angeles County Sanitation Districts
7. Mojave Water Agency
8. Nipomo Community Services District
9. North of River Sanitary District
10. Palmdale Water District
11. Phelan Pinon Hills Community Services District
12. Quartz Hill Water District
13. Stallion Springs Community Services District

The benefits to be surveyed include:

- Retirement Formula – PEPRA
- Employee Paid Employer Contribution
- Social Security
- Deferred Compensation
- Cafeteria
- Health
- Dental
- Vision
- Vacation
- Holidays
- Admin Leave
- Auto Allowance
- Uniform Allowance (likely does not apply to these two positions)

We believe we will provide you with insights and strategic solutions based on our expertise and professional experience as both consultants and former practitioners, positioning our team to serve you not just as an advisor but as your partner throughout this engagement. We have prepared the following proposal in response to your request.

Sincerely,



Georg S. Krammer
Managing Director, Practice Operations & Hub Leader
510.274.2760 | Georg_Krammer@ajg.com



Erik Smetana
Managing Director, National Practice & Market Leader
314.494.4849 | Erik_HenrySmetana@ajg.com

Project Deliverables and Milestone Actions

Deliverable/Action	Main Objectives
Kickoff Meetings & Initial Document Review	Meet with District project manager, finalize workplan and timetable, review relevant documents.
List of Comparator Agencies and Benchmark Classifications	Confirm 13 comparator agencies that will be surveyed.
Data from Comparators and Preliminary Analysis of Data	Conduct and deliver market survey.
Draft Compensation Findings/Additional Analysis/Project Meeting	Meet with District project manager, receive and respond to questions about the survey results and job matches, reanalyze findings as needed, deliver final survey.
Recommend Compensation Structure; Develop Final Report	Develop draft and final report, including salary structure/range recommendation for studied positions.
Meetings and Final Presentation(s)	Attend meetings with stakeholders as necessary to present report, findings, and recommendations.

Project Timeline

The timeline below provides an estimated weekly schedule for each workstream. Specific activities, milestones, and deadlines will be confirmed during project initiation. We will hold regular status meetings to monitor progress and address any schedule considerations throughout the project. The proposed timeline is designed to deliver work products efficiently while supporting thoughtful stakeholder engagement.

WORKSTREAMS	WEEK					
	1	2	3	4	5	6
Kickoff Meetings & Initial Document Review						
List of Comparator Agencies and Benchmark Classifications						
Data from Comparators and Preliminary Analysis of Data						
Draft Compensation Findings/Additional Analysis/Project Meeting						
Recommend Compensation Structure; Develop Final Report						
Meetings and Final Presentation(s)						

Cost Proposal

To improve efficiency, reduce client costs, and support sustainable business practices, we typically conduct our studies virtually. This cost proposal assumes that all meetings and presentations will be conducted remotely, with no onsite travel. If onsite meetings are requested, the additional per diem cost will be based on travel time and market-rate travel expenses, as outlined below.

Total Compensation Study	Fees
Kickoff Meetings & Initial Document Review	\$7,500
List of Comparator Agencies and Benchmark Classifications	
Data from Comparators and Preliminary Analysis of Data (up to 15 comparator agencies, 2 benchmark positions, and base salary plus incentive bonus data, if available)	
Draft Compensation Findings/Additional Analysis/Project Meeting	
Recommend Compensation Structure; Develop Final Report	
Meetings and Final Presentation(s)	
TOTAL COST (Including all tasks) will not exceed: \$7,500	

**Onsite meetings are available at an additional cost. Should the District wish to have additional onsite presentation days or meetings, the estimated cost would be \$1,500-\$2,000 per day per resource, unless otherwise pre-negotiated at an alternative rate.*

Our study costs are derived directly from estimating the number of hours required to perform the work and the consultant's role level. Gallagher typically bills in equal monthly increments of the project total. **All expenses are included in this quote.** Any change to the scope of the assignment (beyond what is described above), as well as other work requested beyond this assignment, will be billed based on our hourly rates unless we mutually agree on a fixed fee for the additional work.

* * * * *

Thank you for this opportunity to offer our services. Please feel free to contact us at any time if you have any questions or require additional information. We look forward to hearing from you soon.

Sincerely,



Georg S. Krammer
Managing Director, Practice Operations & Hub Leader
510.274.2760 | Georg_Krammer@ajg.com



Erik Smetana
Managing Director, National Practice & Market Leader
314.494.4849 | Erik_HenrySmetana@ajg.com

STAFF REPORT

Rosamond Community Services District

DATE: October 28th, 2026
TO: Board of Directors
FROM: Kim Domingo, General Manager
Subject: Approve Disposal of Surplus Equipment

RECOMMENDATION:

Approve the disposal of surplus equipment including method of disposal.

BACKGROUND:

Staff have identified four (4) items that are recommended for surplus. District Policy 8001.1 requires the Board to take action to approve the disposal of the surplus equipment and the method of disposal, after the Finance Department has provided the book value of the equipment. The following tables show the equipment, book value and proposed disposal method.

Asset No.	Description	Engine/Serial Number	Hours	Book Value (\$)	Disposal Method
00129	Essick Concrete Mixer	Briggs and Stratton 3.5hp	Unknown	0	Auction
Unknown	ONAN Generator	FORD – B-21-RM/ CSG-6491-6005-A	63.85	0	Auction
N/A	2- Skateboard Ramps	N/A	N/A	0	Auction

Essick Concrete Mixer (Asset Tag 00129): Purchased prior to 2007, this mixer is no longer operational and was replaced in a prior year.

Onan Generator: This unit is believed to have served as the emergency generator for the former District office at 2700 20th Street West. After the current District office opened in 2006, the generator was relocated to 3179 35th Street West. To the best of our records, it has not been started or maintained since.

Skateboard Ramps: Two (2) wooden skateboard ramps, formerly located at the skatepark at Eagle Way and Rosamond Boulevard.

ANALYSIS:

All of the equipment listed above has been fully depreciated and holds no remaining value to the District. The proposed disposal is consistent with District policy.

FISCAL REVIEW:

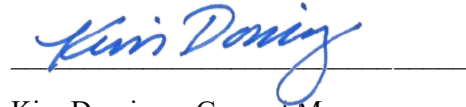
The Finance Department provided the book values per policy.

LEGAL REVIEW:

None

CONCLUSION:

Staff recommends approval to dispose of the surplus equipment including the method of disposal

A handwritten signature in blue ink, reading "Kim Domingo", is written over a horizontal line.

Kim Domingo, General Manager

A handwritten signature in blue ink, reading "Sherri Timm", is written over a horizontal line.

Sherri Timm, Director of Administration

ATTACHMENTS:

Two (2) pages of Pictures, Nine (9) Pictures in total.

Skateboard Ramps



Onan Generator



Essick Concrete Mixer



STAFF REPORT

Rosamond Community Services District

DATE: October 28, 2026
TO: Board of Directors
FROM: Kim Domingo, General Manager
Subject: Adoption of Resolution No. 2026-15 Declaring Certain Real Property as Exempt Surplus Land and Authorizing the Sale of Said Property for District (Agency) Use

RECOMMENDATION:

Adopt Resolution No. 2026-15 declaring the real property identified in Exhibit “A” as exempt surplus land pursuant to Government Code Section 54221, and authorizing the General Manager, or their designee, to proceed with the sale of the property, with net proceeds to be used for District (agency) use.

BACKGROUND:

On April 22, 2026, the Board of Directors declared the former “Old Library” property located at 2645 Diamond Street (APN 258-074-19) as surplus and authorized staff to begin the process to comply with the Surplus Land Act, including obtaining an appraisal at a cost not to exceed \$3,000. The building is no longer in active use and requires extensive repairs, including asbestos abatement. The adjacent vacant lot (APN 258-074-03) is included in this action so that both parcels may be disposed of together.

On August 12, 2026, the Board unanimously declared the approximately 210 acres located at Avenue C and 200th St West (APNs 3256-006-900, -901, and -902), purchased from Red Dawn Suntower, LLC in 2016, as surplus and authorized an appraisal at a cost not to exceed \$5,000. The property is located in Los Angeles County and does not provide a beneficial use to the District other than access to its associated water rights, which staff will separate from the property prior to sale.

On June 22, 2022, the District purchased three parcels of unimproved farmland in Los Angeles County, generally located between 55th Street West and 65th Street West and between West Avenue D-8 and West Avenue E (APNs 3201-003-900, 3201-003-901, and 3201-004-900), totaling approximately 274.83 acres, for the purpose of acquiring the associated water rights. The water rights have been transferred to the District and documented with the Antelope Valley Watermaster. On May 21, 2025, staff presented a report recommending that the Board declare the property surplus, as it no longer meets the daily, emergency, or future operational needs of the District and has become a burden due to illegal dumping of agricultural materials requiring mitigation measures imposed by Los Angeles County Code Enforcement. Staff recommended stripping all water rights from title except for 3 acre-feet per year, which will remain with the property.

The properties included in Resolution No. 2026-15 are summarized below:

Property	APN	Size
Avenue C and 200th St West (Red Dawn)	3256-006-900; -901; -902	210.00 acres
Diamond St Building and Adjacent Vacant Lot	258-074-19; 258-074-03	1,250 sq ft building and vacant land
Avenue D-8/E and 60th St West (Rodcast)	3201-003-900; -901; 3201-004-900	274.83 acres

ANALYSIS:

The Surplus Land Act (Government Code Section 54220 et seq.) generally requires a local agency, before disposing of surplus land, to send a notice of availability, negotiate in good faith, and give priority consideration to housing, park, and other specified public uses. Government Code Section 54221(f)(1) excludes certain categories of property from these requirements by designating them as “exempt surplus land.”

Under Government Code Section 54221(c)(2)(B), a district whose primary mission is not to supply the public with a transportation system may dispose of land for the sole purpose of investment or generation of revenue as an “agency’s use,” provided the governing body declares in a public meeting that the use will directly further the express purpose of agency work or operations. As a water and wastewater service provider, the District qualifies. Resolution No. 2026-15 makes this declaration, finding that the net proceeds from the sale will be used for capital improvements, infrastructure, and other lawful District operations.

If adopted, the General Manager, or their designee, will proceed with the sale of the properties in accordance with Disposal of Surplus Property Policy 8002 and on terms consistent with obtaining fair market value. Staff will also complete any recording, reporting, or filing requirements for the exemption, including documentation required by the California Department of Housing and Community Development, and will consult with District Counsel prior to the close of any sale.

FISCAL REVIEW:

Sale prices will be based on fair market value as established by appraisal. All net proceeds will be deposited with the District and used for District (agency) use, including capital improvements, infrastructure, debt reduction, or other lawful District purposes, as determined by the Board or General Manager consistent with District policy and budget.

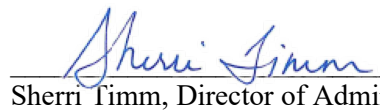
LEGAL REVIEW:

Pursuant to Section 6.0 of the resolution, staff will consult with District’s Counsel prior to the close of any sale or transfer of the properties.

CONCLUSION:

Staff recommends adoption of Resolution No. 2026-15. Upon adoption, staff will proceed with the disposition of the properties in accordance with Policy 8002 and applicable law.


Kim Domingo, General Manager


Sherri Timm, Director of Administration

ATTACHMENTS:

Resolution No. 2026-15

RESOLUTION NO. 2026-15

RESOLUTION OF THE BOARD OF DIRECTORS OF THE ROSAMOND COMMUNITY SERVICES DISTRICT DECLARING CERTAIN REAL PROPERTY AS “EXEMPT SURPLUS LAND” PURSUANT TO GOVERNMENT CODE SECTION 54221, AND AUTHORIZING THE SALE OF SAID PROPERTY FOR DISTRICT (AGENCY) USE

WHEREAS, the Rosamond Community Services District (“District”) is a public agency of the State of California formed by the Community Services District Law under Section 61000 et seq. of the Government Code; and

WHEREAS, pursuant to Section 61045(g) of the Government Code, the Board of Directors shall adopt policies for the operation of the District, including, but not limited to, policies governing the disposal of surplus District property; and

WHEREAS, the Board of Directors adopted Disposal of Surplus Equipment Policy 8001 and Disposal of Surplus Property Policy 8002, within the Administrative Code Handbook, by Resolution No. 2025-10 on July 9, 2025 (collectively, the “Surplus Property Policy”); and

WHEREAS, the Surplus Land Act, Government Code Section 54220 et seq., generally requires a local agency to send a notice of availability, negotiate in good faith, and give priority consideration to housing, park, and other specified public uses before disposing of “surplus land”; and

WHEREAS, Government Code Section 54221(f)(1) excludes certain categories of property from the definition of “surplus land” altogether, designating such property as “exempt surplus land” not subject to the notice, negotiation, and priority-of-use requirements of the Surplus Land Act; and

WHEREAS, Government Code Section 54221(b)(1) defines “surplus land” as land that is not necessary for the agency’s use, and Government Code Section 54221(c)(1) provides that “agency’s use” by a local agency that is a district shall also include land disposed for uses described in subparagraph (B) of paragraph (2) of subdivision (c) of Section 54221; and

WHEREAS, Government Code Section 54221(c)(2)(B) provides that, in the case of a local agency that is a district, excepting those whose primary mission or purpose is to supply the public with a transportation system, “agency’s use” may include commercial or industrial uses or activities, or be for the sole purpose of investment or generation of revenue, if the agency’s governing body takes action in a public meeting declaring that the use of the site will, pursuant to Government Code Section 54221(c)(2)(B)(i), directly further the express purpose of agency work or operations; and

WHEREAS, the District is a community services district that provides water, wastewater, and other services authorized under the Community Services District Law, and its primary mission or purpose is not to supply the public with a transportation system; and

WHEREAS, the Board, acting in this regular public meeting, hereby declares that the disposition of the Property for the purpose of generating revenue will directly further the express purpose of District work or operations, as the net proceeds will be used for capital improvements, infrastructure, and other lawful District operations; and, accordingly, the Board finds that the Property constitutes land disposed for “agency’s use” within the meaning of Government Code Sections 54221(c)(1) and 54221(c)(2)(B)(i), and is therefore exempt from the notice of availability, good faith negotiation, and priority-of-use requirements of the Surplus Land Act; and

WHEREAS, the Board desires to declare the Property as exempt surplus land, and to authorize the General Manager, or their designee, to proceed with the sale or other disposition of the Property for the purpose of generating revenue to be used for District (agency) use, consistent with the Surplus Property Policy and all applicable provisions of law.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Rosamond Community Services District as follows:

- 1.0 Incorporation of Recitals.** The Recitals set forth above are true and correct and are incorporated herein by this reference and made an operative part of this Resolution.
- 2.0 Finding of Exempt Surplus Land.** The Board hereby finds and determines that the Property, as described in Exhibit “A” attached hereto and incorporated herein by reference, qualifies as “exempt surplus land” within the meaning of Government Code Section 54221(f)(1), and is therefore exempt from the notice of availability, good faith negotiation, and priority-of-use requirements otherwise applicable to “surplus land” under the Surplus Land Act (Government Code Section 54220 et seq.).
- 3.0 Declaration of Surplus Property.** The Property is hereby declared to be surplus to the needs of the District, and is no longer required for District operations, public use, or any other governmental purpose.
- 4.0 Authorization to Sell or Dispose of Property.** The General Manager, or their designee, is hereby authorized and directed to take all actions necessary to sell or otherwise dispose of the Property in accordance with the District’s Surplus Property Policy (Policy 8002) and all applicable federal, state, and local law, on terms and conditions consistent with obtaining fair market value for the Property.
- 5.0 Use of Proceeds.** All net proceeds derived from the sale or other disposition of the Property shall be deposited with the District and used for District (agency) use, including but not limited to capital improvements, infrastructure, debt reduction, or other lawful District

purposes, as determined by the Board or General Manager consistent with District policy and budget.

6.0 Compliance with Applicable Law. Notwithstanding the exemption declared herein, the General Manager, or their designee, is directed to comply with any recording, reporting, or filing requirements applicable to the exemption claimed under Government Code Section 54221(f), including any documentation required by the California Department of Housing and Community Development, and to consult with District legal counsel prior to close of any sale or transfer of the Property.

7.0 Effective Date. This Resolution shall become effective as of the date of its adoption.

8.0 Severability. If any section, subsection, clause, or phrase of this Resolution is for any reason held invalid, the validity of the remainder of this Resolution shall not be affected thereby. The Board hereby declares that it would have passed this Resolution and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases or the application thereof be held invalid.

PASSED AND ADOPTED at a regular meeting of the Board of Directors of the Rosamond Community Services District held this ____ day of _____, 2026.

By: _____

President, Board of Directors
Rosamond Community Services District

ATTEST:

By: _____

Secretary, Board of Directors
Rosamond Community Services District

EXHIBIT "A"

LEGAL DESCRIPTION / DEPICTION OF PROPERTY

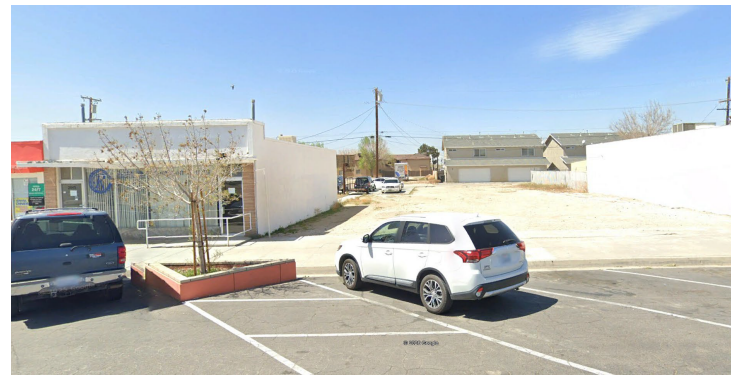
Avenue C and 200th St West - Red Dawn

SUBJECT		
APN	Size (SF)	Size (Acres)
3256-006-900	1,742,400	40.00
3256-006-901	6,969,600	160.00
3256-006-902	435,600	10.00
TOTAL	9,147,600	210.00



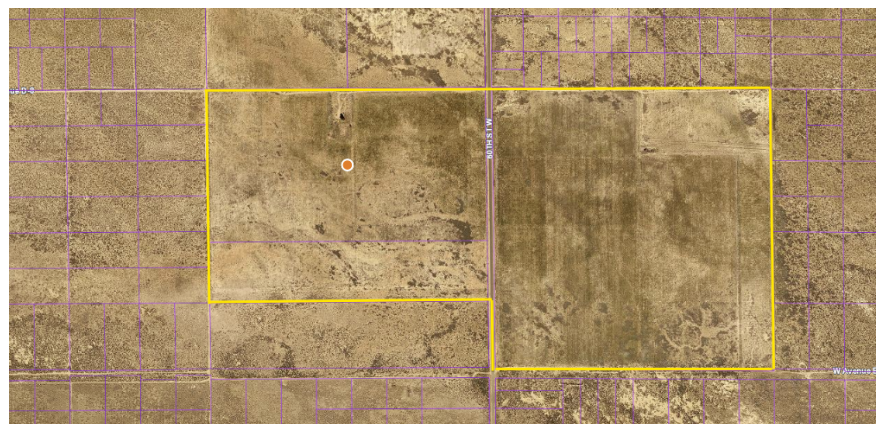
Diamond St Building and Adjacent Vacant Lot

SUBJECT	
APN	Description
258-074-03	Vacant Land
258-074-19	Vacant Land / 1,250 Sq Ft Building



Avenue D-8/E and 60th St West - Rodcast

SUBJECT		
APN	Size (SF)	Size (Acres)
3201-003-900	3,696,937	84.87
3201-003-901	1,463,616	33.60
3201-004-900	6,811,042	156.36
TOTAL	11,971,595	274.83



Public Works Report Water – 10/07 - 10/21

Address	Date
2180 Manchester	10/08
2100 Matthew	10/13
1900 Sandra	10/13
2009 Westwind	10/13
3017 Patti Rose	10/13
1465 Ridgecrest	10/14
1225 Barrington	10/14
2921 Diamond	10/14
2810 C st	10/17
3749 Scherer	10/19
1432 Burlington	10/19
4080 Citation	10/20
2104 Windflower	10/20
3025 Summer breeze	10/21
3016 Janine	10/21

15 Leaks repaired this period

- **Service lines replaced ~ 0 this period**
- **Meter Reading ~ 10/8**
- **Meter Rereads ~ 10/13**
- **Lock offs ~ 10/6**
- **Door Tag notices ~ 10/22**
- **Work Orders ~ 158**
- **USA Dig Alerts ~ 12**
- **Flushing ~ 0**
- **Valve Exercising ~ 5**
- **Graffiti removed ~ 0 locations**

Public Works Report Sewer – 10/07 – 10/21

MH-MH	Date	Ft.	Street	Status
PM4-0731+PM4-0728	10/19/2026	195	Mt St Gorgonia	CL
PM4-0731+PM4-1392	10/19/2026	179	Mt St Gorgonia	CL
PM4-0845+PM4-0846	10/19/2026	300	Mt St Whitney	CL
PM4-0844+PM4-0845	10/19/2026	301	Mt St Whitney	CL
PM4-0732+PM4-0844	10/19/2026	304	Mt St Whitney	CL
PM4-0732+PM4-0731	10/19/2026	266	Mt St Helen	CL
PM4-0842+PM4-0732	10/19/2026	10	Mt St Helen	CL

Cleaned this period _____ : 1,555 feet

Cleaned this fiscal year ____: 29,323 feet/ 77,552 Annually

Cleaning Required to date : 24,214 feet/ 77,552 Annually / 6,462 Monthly

Cleaning on track ? _____: Yes

Cleaning Target _____: 222,660 feet so far/ 28 months Goal= 387,760 feet / 60 months

- 1. Calls from customers – 0**
- 2. CCTV period/fiscal year footage – 5,124 ft/ 24,501 ft**
- 3. Illicit discharges - None this period**
- 4. FOG inspections – 0 Locations**
- 5. Pest Control measures – Boric acid**
- 6. SSO 's – 0**
- 7. Manhole inspections – 15 including I&I areas**

Development and Construction

1. Tract 6306 - Hill View Homes next to the public works bldg. They are currently completing Camino Mia street.
2. Tract 6455 – 6733 - Legacy Homes is in progress with tract 6733 with 91 homes near Holiday and 25th street. Tract 6455 is also continuing in development with new homes going in on Pamela and Christy streets. They have raised 5 manholes on Clark street and poured concrete aprons.
3. Arsenic phase 1a is currently in progress with new pipeline going in at the High school. Next step is hydrostatic test of the pipeline, tie into our system and disinfection.
4. Melvin and Myrtle service replacement project is waiting for the asphalt contractor to begin.
5. Tank 3 Recoat is in progress.



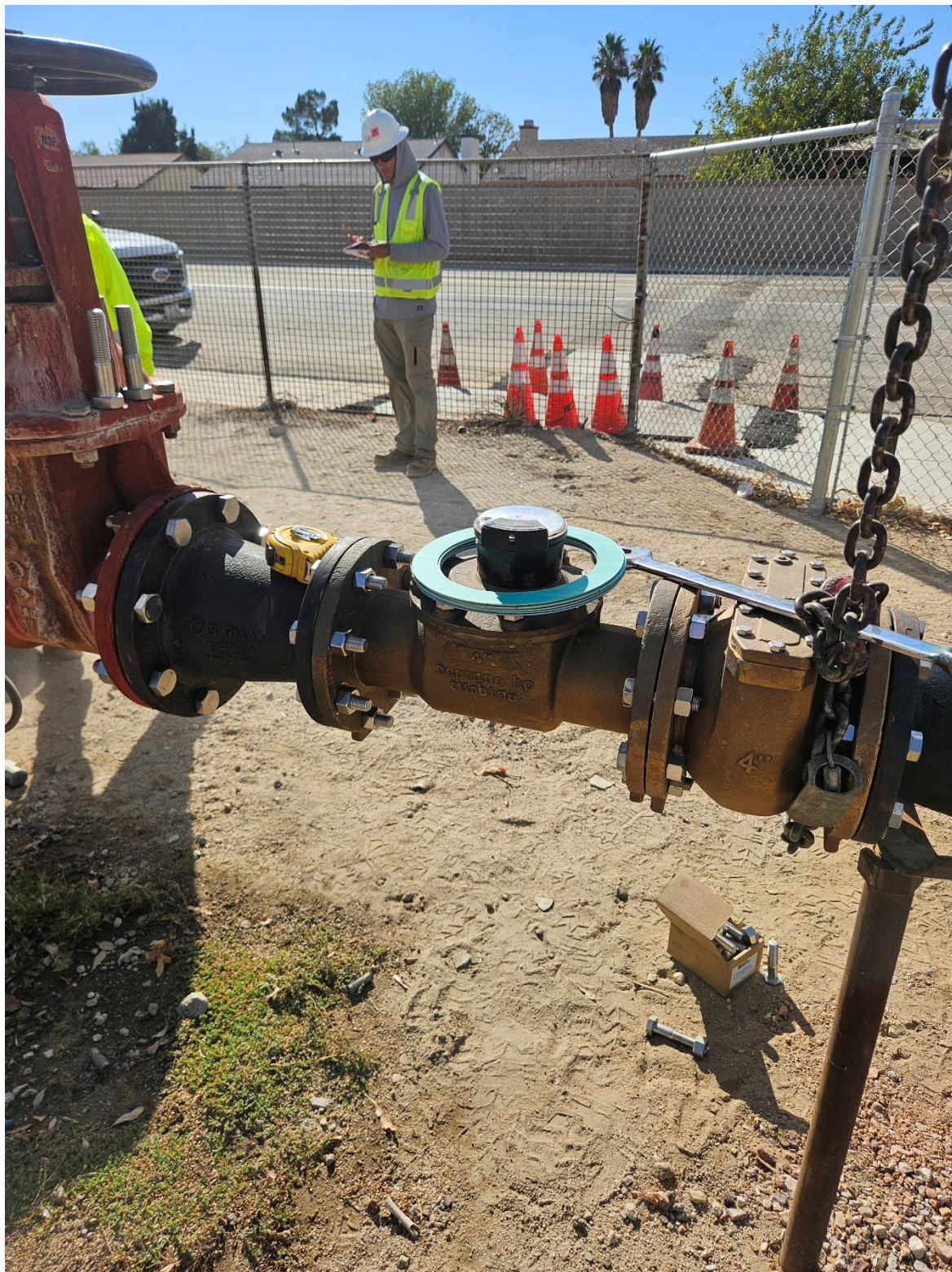
A look inside tank 3 on 30th st while blasting and coating takes place.



A big job requires a big ventilator.



Tank 3 floor blasting and coating.



New High school meter installed by West valley Construction, the school district elected to have the meter reduced from a 6" to a 4".



Construction and pipefitting at the High school. The pipe is supported by the backhoe and chain while the crew bolts up fittings.



Annual confined space safety training at the RCSD WWTP facility. Pictured you can see the new Gantry crane recently purchased which hoists staff into and out of vaults, manholes and any confined space.

Wednesday, October 14, 2026
+34.850963,-118.189499
Rosamond, CA 93560



Recent service line replacement hot patching done by RCSD staff.



Hot patching was done from previous leak repair.



RCSD staff repairing a broken angle stop. The customer called to have water shut off for repairs and upon arrival the RCSD valve was frozen, so we replaced it with a brand new valve.



Rafael and his crew with west pipe construction raising manholes on Clark st.



The public works dept has been proactive with our preparation for the upcoming El Nino season. We have been vigilant with identifying and repairing of areas that could lead to Inflow and Infiltration from storm water. This manhole needed repair and backfilled. It is located on Gaskell which is a main trunk line.