

# **REGULAR MEETING OF THE BOARD OF DIRECTORS ROSAMOND COMMUNITY SERVICES DISTRICT**

7PM Regular Board Meeting  
Tuesday, June 20, 2017  
District Board Room  
3179 35<sup>th</sup> Street West  
Rosamond, CA 93560

## **Agenda**

### **CALL TO ORDER**

### **ROLL CALL**

President Olaf Landsgaard  
Vice President Dennis Shingledecker  
Director Byron Glennan  
Director Ed MacKay  
Director Russell Williford

### **PLEDGE OF ALLEGIANCE**

### **APPROVAL OF THE AGENDA**

### **BOARD SECRETARY**

This portion of the agenda allows an individual the opportunity to address the Board on any item NOT ON THE AGENDA regarding District business. State law prohibits the District from taking any action on any items not on the agenda, unless authorized under §54954.2(b) of the Government Code, and your matter may be referred to the General Manager. An individual may also address the Board on any agenda item at the time the matter is discussed, and prior to Board consideration or action. Speakers will be limited to five (5) minutes. Your time will start when you approach the podium, and you will be given a 30 second warning before your time expires. If you choose to ask a question during this time, any response by the Board will not extend your time. Questions may be referred to the General Manager to be answered at a later time after the meeting. In order to allow for a smooth and orderly meeting, and allow each speaker the ability to address the Board, disruptions from the audience will not be tolerated and you could be asked to leave. We appreciate your cooperation in this democratic process.

### **PUBLIC COMMENTS**

**MINUTES**

**M 1.** Approve June 6, 2017 Regular Board Meeting Minutes

**NEW BUSINESS**

**NB 1.** Levy for the Landscaping and Lighting Assessment District No. 2. (Presenter: Jason Roth, NBS Consultants)

**A.** Public Hearing Regarding the levy for the Landscaping and Lighting Assessment District No. 2 for Fiscal Year 2017/18.

1. Brief presentation from District Staff.
2. Opening of public hearing.
3. Receipt of public testimony.
4. Closing of the public hearing.

**B.** Adopt Resolution No. **2017-14**, confirming the Assessment and ordering the levy for the Landscaping and Lighting Assessment District No. 2 for Fiscal Year 2017/18.

**NB 2.** Approve the Fifth Amendment to Standard Industrial/Commercial Single-Tenant Lease Agreement with Praise Inn. (Presenter: Ronald Smith, General Manager)

**NB 3.** Approve the membership to the Rosamond Chamber of Commerce for Fiscal Year 2017-2018 in the amount of \$100.00. (Presenter: Byron Glennan, Director)

**NB 4.** Cancel the Board Meeting scheduled for July 4<sup>th</sup>, 2017 due to the 4<sup>th</sup> of July Holiday. (Presenter: Ronald Smith, General Manager)

**NB 5.** Adopt **Resolution No. 2017-13**, placing in nomination Director Byron Glennan as a member of the Association of California Water Agencies Region 7 Board. (Presenter: Ronald Smith, General Manager)

**DIRECTOR REPORTS/COMMENTS/FUTURE AGENDA ITEMS**

**D 1.** Sites Reservoir (Presenter: President Landsgaard)

**GENERAL COUNSEL UPDATE**

Allison Burns, Esq.

**GENERAL MANAGER UPDATE**

Ronald Smith

**ASSISTANT GENERAL MANAGER UPDATE**

John Houghton

**DIRECTOR OF FINANCE UPDATE**

Brad Rockabrand

**DIRECTOR OF PUBLIC WORKS UPDATE**

Brach Smith

**DIRECTOR OF ADMINISTRATION/BOARD SECRETARY UPDATE**

Lizette Guerrero, CMC

**ADJOURNMENT**

Requirements Regarding Disabled Access: In accordance with §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/Assistant at least 48 hours in advance of the meeting to ensure availability of the requested service or accommodation. Please contact the Board Secretary/ Assistant by telephone at (661) 256-5808, Email: [lguerrero@rosamondcsd.com](mailto:lguerrero@rosamondcsd.com) or in writing at the Rosamond Community Services District, Attn: Board Secretary/Assistant; 3179 35<sup>th</sup> 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](#). In addition, any such writing may also be posted on the District's web site.

# **REGULAR MEETING OF THE BOARD OF DIRECTORS ROSAMOND COMMUNITY SERVICES DISTRICT**

6PM Closed Session  
7PM Regular Board Meeting  
Tuesday, June 6, 2017  
District Board Room  
3179 35<sup>th</sup> Street West  
Rosamond, CA 93560

## **Minutes**

**President Landsgaard called the meeting to order at 6:00 PM**

### **ROLL CALL**

President Olaf Landsgaard  
Vice President Dennis Shingledecker  
Director Byron Glennan  
Director Ed MacKay  
Director Russell Williford

### **PLEDGE OF ALLEGIANCE**

### **APPROVAL OF THE AGENDA**

**Motion made by Director MacKay, Seconded by Vice President Shingledecker to approve the agenda. Motion passed with 5 ayes.**

### **BOARD SECRETARY President Landsgaard dispensed with the reading.**

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disruptions from the audience will not be tolerated and you could be asked to leave. We appreciate your cooperation in this democratic process.

**PUBLIC COMMENTS**

**None.**

**6:00 P.M. CLOSED SESSION**

1. Conference with Legal Counsel – Existing Litigation  
Pursuant to Government Code section 54956.9(a),  
each of the cases shown on Exhibit A

**Motion made by Director MacKay, Seconded by Vice President Shingledecker to go into closed session at 6:02 PM. Motion passed with 5 ayes.**

**Motion made by Director MacKay, Seconded by Director Williford to come out of closed session at 6:10 PM. Motion passed with 5 ayes.**

**PUBLIC REPORT ON ACTION TAKEN IN CLOSED SESSION**

**No reportable action taken.**

**7:00 P.M. OPEN SESSION**

**BOARD SECRETARY**

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**PUBLIC COMMENTS**

**None.**

**MINUTES**

**M 1. Approve May 16, 2017 Regular Board Meeting Minutes**

**Motion made by Director MacKay, Seconded by Vice President Shingledecker to approve the minutes. Motion passed with 5 ayes.**

**CONSENT CALENDAR**

CC 1. Approve Check/Voucher Register dated 05/09/17 – 05/29/17

CC 2. Approve Check/Voucher Register dated 05/09/17 – 05/29/17 Related Party

**Motion made by Director MacKay, Seconded by Director Williford to approve item CC 1 on the Consent Calendar. Motion passed with 5 ayes.**

**Motion made by Director MacKay, Seconded by Director Williford to approve CC 2. Motion passed with 4 ayes, 1 recusal (Landsgaard), as President Landsgaard’s brother owns Karl’s Hardware.**

**NEW BUSINESS**

NB 1. Adopt 2017-2018 Fiscal Year Preliminary Budget. (Presenter: Brad Rockabrand)

**Motion made by Director MacKay, Seconded by Director Williford to adopt the 2017-2018 Fiscal Year Preliminary Budget. Motion passed with 5 ayes.**

**DIRECTOR REPORTS/COMMENTS/FUTURE AGENDA ITEMS**

**Director Glennan made a comment. Director’s MacKay and Landsgaard gave reports.**

**GENERAL COUNSEL UPDATE**

Allison Burns, Esq.

**GENERAL MANAGER UPDATE**

Ronald Smith- Update provided

**ASSISTANT GENERAL MANAGER UPDATE**

John Houghton

**DIRECTOR OF FINANCE UPDATE**

Brad Rockabrand

**DIRECTOR OF PUBLIC WORKS UPDATE**

Brach Smith- Update provided

**DIRECTOR OF ADMINISTRATION/BOARD SECRETARY UPDATE**

Lizette Guerrero, CMC- Update provided

**ADJOURNMENT- Motion made by Vice-President Shingledecker, Seconded by Director Williford to adjourn at 8:12PM. Motion passed with 5 ayes.**

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Respectfully submitted:

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President, Board of Directors  
Rosamond Community Services District

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Board Secretary

**RESOLUTION NO. 2017-14**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE ROSAMOND COMMUNITY SERVICES DISTRICT,  
CONFIRMING THE ASSESSMENT AND ORDERING THE  
LEVY FOR THE LANDSCAPING AND LIGHTING  
ASSESSMENT DISTRICT NO. 2 FOR FISCAL YEAR  
2017/18**

The Board of Directors of the Rosamond Community Services District (hereafter referred to as the “Board of Directors”) does resolve as follows:

**WHEREAS**, the Board of Directors previously completed its proceedings in accordance with and pursuant to the Landscaping and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500) (the “Act”) to establish the Landscaping and lighting Assessment District No. 2 (the “Assessment District”); and

**WHEREAS**, the Board of Directors has retained NBS for the purpose of assisting with the annual levy of the Assessment District, and the preparation and filing of an Annual Report; and

**WHEREAS**, the Board of Directors has, by previous resolution, declared its intention to hold a Public Hearing concerning the levy and collection of assessments within the Assessment District; and

**WHEREAS**, a Public Hearing has been held and concluded and notice thereof was duly given in accordance with Section 22626 of the Act; and

**WHEREAS**, at the time and place specified in the Resolution of Intention the Board of Directors conducted such hearing and considered all objections to the assessment.

**NOW, THEREFORE BE IT RESOLVED, DETERMINED, AND ORDERED BY THE BOARD OF DIRECTORS, AS FOLLOWS:**

- 1. Confirmation of Assessment and Diagram:** The Board of Directors hereby confirms the assessment and the diagram as is described in full detail in the Annual Report on file with the Secretary.
- 2. Levy of Assessment:** Pursuant to Section 22631 of the Act, the adoption of this resolution shall constitute the levy of an assessment for the fiscal year commencing July 1, 2017 and ending June 30, 2018.

- 3. Ordering of the Levy:** The Board of Directors hereby orders NBS to prepare and submit the levy of assessments to Kern County for placement on the Fiscal Year 2017/18 secured property tax roll.

**ADOPTED** this 20th day of June, 2017

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Olaf Landsgaard, President  
Board of Directors  
Rosamond Community Services District

**ATTEST:**

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Lizette Guerrero, Secretary of the Rosamond Community  
Services District and the Board of Directors

**FIFTH AMENDMENT TO STANDARD INDUSTRIAL/COMMERCIAL SINGLE-TENANT  
LEASE AGREEMENT**

This **FIFTH AMENDMENT TO STANDARD INDUSTRIAL/COMMERCIAL SINGLE-TENANT LEASE AGREEMENT** (this "Fifth Amendment") is entered into as of August 1, 2017 by and between the ROSAMOND COMMUNITY SERVICES DISTRICT ("Lessor"), and PRAISE INN, an unincorporated nonprofit association ("Lessee"). Lessor and Lessee are referred herein collectively as the "Parties")

**RECITALS**

**WHEREAS**, the Parties previously entered that certain Standard Industrial/Commercial Single-Tenant Lease-Net for premises commonly known as 2700 20<sup>th</sup> Street, Rosamond, California, dated July 26, 2006 ("Lease"); and

**WHEREAS**, the Parties entered into that certain First Amendment to the Lease dated as of June 27, 2007; and

**WHEREAS**, the Parties entered into that certain Second Amendment to the Lease dated as of August 1, 2009; and

**WHEREAS**, the Parties entered into that certain Third Amendment to the Lease as of March 23, 2011; and

**WHEREAS**, the Parties entered into that certain Fourth Amendment to the Lease dated as of February 26, 2014; and

**WHEREAS**, the Parties now desire to amend the Lease and all amendments thereto to allow for the continued letting of the Property to Lessee for a new term.

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Term of Lease. Paragraph 1.3 of the Lease is hereby deleted in its entirety and replaced as follows:

**1.3 Term:** Three years and zero months ("**Term**") commencing August 1, 2017 ("**Commencement Date**") and ending July 31, 2020 ("**Expiration Date**"). In addition to the rights set forth in Paragraph 13, this Lease may be terminated by either Party, for any reason or no reason, upon one hundred and twenty (120) days prior written notice to the other Party.

2. Base Rent. Paragraph 1.5 of the Lease is hereby deleted in its entirety and replaced as follows:

**1.5 Base Rent:** \$1,250.00 per month ("**Base Rent**"), payable on the first (1st) day of each month commencing August 1, 2017.

**FIFTH AMENDMENT**

- 3. Right of First Option to Purchase. Paragraph 51 of the Lease is hereby deleted in its entirety.
  
- 4. Force and Effect. Except as amended by this Fifth Amendment, all provisions of the Lease and prior amendments shall remain in full force and effect and shall govern the actions of the Parties.

The parties hereto have executed this Fifth Amendment on the dates specified below:

**By LESSOR:**

ROSAMOND COMMUNITY SERVICES  
DISTRICT, a California public agency

By: \_\_\_\_\_  
Name Printed: Ronald Smith  
Title: General Manager

**By LESSEE:**

PRAISE INN, an unincorporated nonprofit  
association

By: \_\_\_\_\_  
Name Printed: Jim Bender  
Title: \_\_\_\_\_

**Rosamond Chamber of Commerce, INC**

2861 Diamond Street  
P O Box 365  
Rosamond, CA 93560

**Invoice Membership**

**Invoice #: 206**

**Invoice Date: 5/2/2017**

Account #

**Bill To:**

RCSD  
Bryon Glennan/ Director  
3179 35th St. West  
Rosamond, CA 93560

**Due Date: 5/2/2017**

	09/01/2014
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Billing Month/Year

09

Description		To	From	Amount
Annual Membership Fees - Business 16-50 employees	membership	2017	2018	100.00

Please contact the Rosamond Chamber for any inquiries or changes.

Phone 661-256-3248  
fax 661-256-3249  
Email - visitrosamond@gmail.com

<b>Payments/Credits</b>	\$0.00
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**Balance Due** \$100.00

Please make check out to : ROSAMOND CHAMBER OF COMMERCE

Website : Rosamondchamber.com

**ROSAMOND COMMUNITY SERVICES DISTRICT  
RESOLUTION NO. 2017-13**

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
ROSAMOND COMMUNITY SERVICES DISTRICT  
PLACING IN NOMINATION DIRECTOR BYRON  
GLENNAN AS A MEMBER OF THE ASSOCIATION OF  
CALIFORNIA WATER AGENCIES REGION 7 BOARD.**

**WHEREAS**, the Board of Directors of the Rosamond Community Services District does encourage and support the participation of its members in the affairs of the Association of California Water Agencies (ACWA); and

**WHEREAS**, Director Byron Glennan has indicated a desire to serve as a Board Member of ACWA Region 7; and

**NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF DIRECTORS OF THE ROSAMOND COMMUNITY SERVICES DISTRICT,**

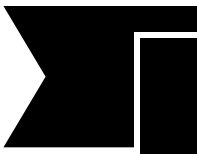
- (i) Does place its full and unreserved support in the nomination of Byron Glennan for the Board Member of ACWA Region 7.
- (ii) Does hereby determine that the expenses related to the attendance of Byron Glennan in ACWA Region 7 shall be born by the Rosamond Community Services District.

**PASSED AND ADOPTED** at a regular meeting of the Board of Directors of the Rosamond Community Services District held this 20<sup>th</sup> day of June, 2017.

By: \_\_\_\_\_  
President, Board of Directors  
Rosamond Community Services District

ATTEST:

By: \_\_\_\_\_  
Secretary, Board of Directors  
Rosamond Community Services District



# REGION BOARD CANDIDATE NOMINATION FORM

Name of Candidate: \_\_\_\_\_

Agency: \_\_\_\_\_ Title: \_\_\_\_\_

Agency Phone: \_\_\_\_\_ Direct Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_ ACWA Region: \_\_\_\_\_ County: \_\_\_\_\_

Address: \_\_\_\_\_

**Region Board Position Preference: (If you are interested in more than one position, please indicate priority – 1st, 2nd and 3rd choice)**

- Chair \_\_\_\_\_
- Vice Chair \_\_\_\_\_
- Board Member \_\_\_\_\_

**In the event, you are not chosen for the recommended slate, would you like to be listed on the ballot's individual candidate section?** (If neither is selected, your name will **NOT** appear on the ballot.)

- Yes
- No

**Agency Function(s):** (check all that apply)

- Wholesale
- Sewage Treatment
- Flood Control
- Urban Water Supply
- Retailer
- Groundwater Management / Replenishment
- Ag Water Supply
- Wastewater Reclamation
- Other: \_\_\_\_\_

**Describe your ACWA-related activities that help qualify you for this office:**

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**In the space provided, please write or attach a brief, half-page bio summarizing the experience and qualifications that make you a viable candidate for ACWA Region leadership. Please include the number of years you have served in your current agency position, the number of years you have been involved in water issues and in what capacity you have been involved in the water community.**

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*I acknowledge that the role of a region board member is to actively participate on the Region Board during my term, including attending region board and membership meetings, participating on region conference calls, participating in ACWA's Outreach Program, as well as other ACWA functions to set an example of commitment to the region and the association.*

*I hereby submit my name for consideration by the Nominating Committee.  
(Please attach a copy of your agency's resolution of support/sponsorship for your candidacy.)*

\_\_\_\_\_  
Signature Title Date