



# 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, June 19, 2018**

**OPEN SESSION @6:00 pm**

## **Call to Order**

## **Roll Call:**

Directors present:

Directors absent:

## **Flag Salute**

- 1) **Reserved for President's Comments and Addendum.**
- 2) **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.
- 3) **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.

- 4) Public Hearing for Finding, Determining, and Declaration of Anticipated District Revenues and Expenses for the Fiscal Year 2019(July 1, 2018-June 30, 2019) and Establishing Assessments Relative Thereto:
  - A. Declare the Hearing Open
  - B. Acknowledge any Written Comments
  - C. Entertain any Verbal Comments from the Public
  - D. Declare Hearing Closed
  - E. Board Discussion
  
- 5) Board Approval of Resolution No. 2018-16, Finding, Determining and Declaring Anticipated District Revenue and Expenses for the Fiscal Year 2019 (July 1, 2018-June 30, 2019) and Establishing Assessments Relative Thereto:
  
- 6) Public Hearing for Road Assessment Charge for Fiscal Year 2018 through June 2019:
  - A. Declare the Hearing Open
  - B. Acknowledge any Written Comments
  - C. Entertain any Verbal Comments from the Public
  - D. Declare Hearing Closed
  - E. Board Discussion
  
- 7) Board Approval of Resolution No. 2018-05, Establishing Road Assessment Charge for Fiscal Year 2019 (July 1, 2018-June 30, 2019)
  
- 8) Public Hearing for Water Standby/Availability Charge for Fiscal Year 2018 through June 2019:
  - A. Declare the Hearing Open
  - B. Acknowledge any Written Comments
  - C. Entertain any Verbal Comments from the Public
  - D. Declare Hearing Closed
  - E. Board Discussion

**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:** June 15, 2018

- 9) Board Approval of Resolution No. 2018-06, Establishing Water Standby/Availability Charge for Fiscal Year 2019 (July 1, 2018-June 30, 2019)
- 10) Public Hearing for Sewer Standby/Availability Charge for Fiscal Year 2018 through June 2019:
  - A. Declare the Hearing Open
  - B. Acknowledge any Written Comments
  - C. Entertain any Verbal Comments from the Public
  - D. Declare Hearing Closed
  - E. Board Discussion
- 11) Board Approval of Resolution No. 2018-07, Establishing Sewer Standby/Availability Charge for Fiscal Year 2019 (July 1, 2018-June 30, 2019)
- 12) Public Hearing for Special Tax for Police Protection Services for Fiscal Year 2018 through June 2019:
  - A. Declare the Hearing Open
  - B. Acknowledge any Written Comments
  - C. Entertain any Verbal Comments from the Public
  - D. Declare Hearing Closed
  - E. Board Discussion
- 13) Board Approval of Resolution No. 2018-12, Establishing a Special Tax for Police Protection Services for Fiscal Year 2019 (July 1, 2018-June 30, 2019)
- 14) Public Hearing in regard to collecting charges and penalties for Water, Sewer and Solid Waste Charges that are Delinquent for the following properties in Exhibit A and direction from the Board of Directors in regard to placing Charges on the 2018/2019 Kern County Property Tax Roll
  - A. Declare the Hearing Open
  - B. Acknowledge any Written Comments
  - C. Entertain any Verbal Comments from the Public
  - D. Declare Hearing Closed
  - E. Board Discussion

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- 15) Board Approval of Resolution No. 2018-11, a Resolution approving Financial Officer's Report in Regard to the Placement of Charges and Penalties on the 2018/2019 Kern County Tax Roll (Fund # 50391) in accordance with Government Code Section 6115 (b)
  
- 16) Public Hearing in regard to the collection of Inactive Water Charges to be placed on the 2018/2019 Kern County Property Tax Roll.
  - A. Declare the Hearing Open
  - B. Acknowledge any Written Comments
  - C. Entertain any Verbal Comments from the Public
  - D. Declare Hearing Closed
  - E. Board Discussion
  
- 17) Board Approval of Resolution No. 2018-09 a Resolution approving the placement of Water Flat Charges for Inactive Accounts on the 2018/2019 Kern County Tax Roll in accordance with Government Code Section 6115 (b).
  
- 18) Public Hearing in regard to the collection of Inactive Sewer Charges to be placed on the 2018/2019 Kern County Property Tax Roll.
  - A. Declare the Hearing Open
  - B. Acknowledge any Written Comments
  - C. Entertain any Verbal Comments from the Public
  - D. Declare Hearing Closed
  - E. Board Discussion
  
- 19) Board Approval of Resolution No. 2018-10, a Resolution approving the placement of Sewer Flat Charges for Inactive Accounts on the 2018/2019 Kern County Tax Roll in accordance with Government Code Section 6115 (b).
  
- 20) Board Approval of Resolution No. 2018-17, a Resolution to transfer funds unappropriated as of June 30, 2018 to various Contingency/Capital Reserve account and to establish the appropriation limit for Fiscal Year 2018/2019

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- 21) Approval to provide Waste Management with a ten year notice in regard to termination of services for waste disposal.
- 22) Approval to sell the District owned property located at 16904 Bold Venture Drive for \$125,000.
- 23) Approve major road contract not to exceed 1.8 million dollars and authorize the Board President to sign the contract.
- 24) Approval to increase rates for various service provided by the SSCSD.
- 25) Post approval to sign the sewer jetting/videoing agreements with Clay Jetting Service for \$99,420.
- 26) Discussion and direction in regard to a CERT facility and District facilities.
- 27) Discussion and possible purchase of video equipment for security of the Stallion Springs CSD facilities.
- 28) Approval of May 15, 2018 Regular Board Meeting Minutes and the Approval of the May 25, 2018 Special Board Meeting Minutes.
- 29) Approval of Checks in the amount of \$160,183.95 and approval of the CalPERS Retirement Payments.
- 30) Financial Report
- 31) Police Report
- 32) General Manager's Report
- 33) 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: June 15, 2018



# STALLION SPRINGS COMMUNITY SERVICES DISTRICT

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

## AGENDA SUPPORTING INFORMATION

### Agenda #4

Subject: Public Hearing for the Fiscal Year budget 2019 (July 1, 2018 – June 30, 2019)

Submitted by: David Aranda, General Manager

Meeting Date: June 19, 2018

Background: The C.S.D. Government Code requires a public hearing for each fiscal year prior to the budget for a fiscal year being approved.

The Board was presented a draft budget at the May Board of Directors meeting and the approved placing a notice in the paper for the Fiscal Year Budget Public Hearing to take place June 19, 2018. The public hearing will be followed by the discussion and approval of the fiscal year 2018 budget.

The Public Hearing will be followed as outlined below:

- A. Declare the Hearing Open
- B. Acknowledge any written comments
- C. Entertain any verbal comments from the public
- D. Declare hearing closed
- E. Board discussion.

Recommendation: Follow the process as outlined above.

Ad ID

14485841

Date

05/18/2018

Time

4:08 PM

**STALLION SPRINGS  
COMMUNITY SERVICES  
DISTRICT NOTICE OF  
PUBLIC HEARING  
REGARDING THE  
2018-2019 FISCAL YEAR  
PROPOSED BUDGET**

NOTICE IS HEARBY GIVEN THAT ON JUNE 19, 2018 COMMENCING AT 6:00 PM OR AS SOON AS THE MATTER MAY BE HEARD AT THE DISTRICT, LOCATED AT 27800 STALLION SPRINGS DRIVE, TEHACHAPI, CALIFORNIA. THE BOARD OF DIRECTORS OF THE STALLION SPRINGS COMMUNITY SERVICES DISTRICT WILL CONDUCT A HEARING PURSUANT TO GOVERNMENT CODE 61110, AND AS DIRECTED BY THE STALLION SPRINGS BOARD OF DIRECTORS IN REGARD TO THE FISCAL YEAR BUDGET FOR 2018-2019 WHICH COMMENCES ON JULY 1, 2018. A COPY OF THE PROPOSED BUDGET IS AVAILABLE FOR REVIEW AT THE DISTRICT OFFICE. THE BOARD WILL ALSO RECEIVE AND CONSIDER ANY WRITTEN COMMENTS SHOULD BE DIRECTED TO THE DISTRICT AT 27800 STALLION SPRINGS DRIVE, TEHACHAPI, CA 93561. AT THE HEARING THE BOARD WILL CONSIDER ALL QUESTIONS, COMMENTS AND OBJECTIVES RELATIVE TO ESTABLISHING THE SAID BUDGET. DATED: 5/30 & 6/6/18 Ad#14485841

**Ad shown is not actual print size**



# STALLION SPRINGS COMMUNITY SERVICES DISTRICT

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## AGENDA SUPPORTING INFORMATION

### Agenda #5

**Subject:** Discussion and approval of A Resolution of the Board of Directors of Stallion Springs Community Services District finding, determining, and declaring anticipated district revenue and expenses for the Fiscal Year commencing July 1, 2018 and establishing assessments relative thereto.

**Submitted by:** David Aranda, General Manager

**Meeting Date:** June 19, 2018

**Background:** The District is required by the C.S.D Government Code to prepare a balanced budget each year. At the May 2018 board of directors meeting a draft budget was presented and subsequently the notice of a public hearing in regard to the budget was advertised in the paper.

At this meeting a public hearing is to be held and then the board can discuss this ASI in regard to the budget being presented.

A narrative for this budget was presented at the May meeting. Attached is the overview budget sheet, detail budget and available electronically is a detail budget that compares prior fiscal years.

The General Manager will verbally review some changes from the draft budget to the one being presented for approval.

Along with the information mentioned above is a Resolution that outlines the district's revenue and expenses in a bit different manner. The purpose of this resolution is to formerly document the districts revenue, expenses and the various departments and services that are being provided.

The dollar amounts do not match exactly but what should be noted is that the budget on the spreadsheet, if approved, will be the dollars inputted for the upcoming fiscal year.

**Recommendation:** Discuss the budget so there is a basic understanding by the board and then approve Resolution 2018-16 as presented and a motion to approve the Fiscal Year 2018/2019 budget.



# STALLION SPRINGS COMMUNITY SERVICES DISTRICT

Resolution No. 2018-16

RE: A RESOLUTION OF THE BOARD OF DIRECTORS OF STALLION SPRINGS COMMUNITY SERVICES DISTRICT FINDING, DETERMINING, AND DECLARING ANTICIPATED DISTRICT REVENUE AND EXPENSES FOR THE FISCAL YEAR COMMENCING JULY 1, 2018 AND ESTABLISHING ASSESSMENTS RELATIVE THERETO

WHEREAS, the Board of Directors of this District has convened a public hearing for the purpose of determining the amount of revenue and expenses to be anticipated for the District for the Fiscal Year 2019 (July 1, 2018-June 30, 2019); and

WHEREAS, after having received the comments of all interested persons, the Board has determined that the services described herein should be provided by the District and that the expenses of providing such services should be incurred; and

WHEREAS, after hearing from all interested persons, the Board has also determined that the aforesaid expenses should be paid by the combination of rates, charges, assessments, and taxes set forth herein so as to equitably apportion the burden of paying for such services; and

WHEREAS, the District desires to adopt this Resolution setting forth its budgetary findings.

NOW, THEREFORE, BE IT FOUND, DETERMINED, DECLARED AND RESOLVED, as follows:

## Section 1. Description of Services

The District shall provide the following services for the Fiscal Year commencing July 1, 2018.

- a. Water System: Construction, reconstruction, replacement, operation, and maintenance including necessary capital improvements, and accumulation of necessary and proper reserves for future system replacement, expansion, and upgrading.
- b. Sanitation Services: Construction, reconstruction, replacement, maintenance, and operation of wastewater collection, treatment, and (disposal services including necessary capital improvements and accumulation of necessary and proper reserves for future sanitation system replacement, expansion and upgrading.
- c. Road Service: Construction, reconstruction, maintenance, and operation of roads including necessary Capital improvements and accumulation of necessary and proper reserves for future road system replacement, expansion and upgrading.

- d. Police Service: Maintenance and operation of police services and acquisition of certain capital assets.
- e. Refuse Service: Maintenance and operation of refuse service and acquisition of certain capital improvements.
- f. Parks and Recreation Service: Maintenance and operation of parks and recreation amenities.
- g. Other services as needed and allowed by CSD law, i.e., weed abatement, CC&R enforcement, ArtCom processing, mailbox support.

**Section 2. Description of Anticipated Expenses**

The following expenses are anticipated with respect to the services to be provided by the District for the Fiscal Year commencing July 1, 2017.

a. Administration	\$ 454,282
b. Capital Purchase/Obligations	\$ 404,644
c. Parks and Recreation	\$ 256,969
d. Police Services	\$ 671,439
e. Road Services	\$ 47,350
f. Streetlights	\$ 5,500
g. Water Service	\$ 759,800
h. Sanitation Service	\$ 205,970
i. Refuse	\$ 117,500
j. CC&R's	\$ 7,100
<b>TOTAL</b>	<b>\$ 2,930,254</b>

**Section 3. Revenue Program**

The District finds, determines and declares that it is fair, just, and equitable to obtain revenue from the following sources in order to provide services for the commencing July 1, 2018:

<b>a. GENERAL</b>	
Taxes	\$ 170,00
Miscellaneous Inc. (CC&R's)	\$ 20,125
Parks (misc. rev.)	\$ 80,630
Park Taxes	\$ 208,000
Police (grant money & misc. rev.)	\$ 127,850
Police Tax Money	\$ 460,000
<b>b. Roads</b>	
Assessments	\$ 327,000
Interest & Misc. Rev.	\$ 2,500

c. WATER

Service Charges	\$ 866,000
Connection	\$ 4,000
Standby/Availability & Int.	\$ 84,900
Capacity Fees	\$ 40,000

d. SANITATION

Service Charges	\$ 262,000
Connection	\$ 4,000
Standby/Availability	\$ 8,000
Capacity Fees	\$ 4,000

e. SOLID WASTE

Service Charge	\$ 166,000
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f. SPECIAL ASSESSMENT POLICE \$ 100,000

TOTAL REVENUE & BUDGET+ \$ 2,967,811

+The required breakdown of expenses and income does not reflect the total budgeted for expenses and income.

Proceeding has been or will be commenced pursuant to the California Community Services District law to establish the rates, fees, and charges herein set forth.

PASSED, APPROVED AND ADOPTED by the Board of Directors of the Stallion Springs Community Services District this 19th day of June, 2018, on the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Ed Gordon, President  
Board of Directors

ATTEST:

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Vanessa Stevens  
Secretary, Board of Directors

**BUDGET OVERVIEW  
FY 2018-2019**

**ALLOCATION**

**Dept Breakdown**

**Revenue**

**Expenses**

	<b>ADMIN</b>	<b>PARKS</b>	<b>POLICE</b>	<b>ROADS</b>	<b>WATER</b>	<b>SEWER</b>	<b>SOLID WASTE</b>	<b>ARTCOM</b>	<b>TOTALS</b>
	80	-6	-11	-25	-25	-5	-7	-1	0%
<b>Revenue</b>	189,806	288,630	687,850	329,500	1,017,450	280,400	167,000	7,175	2,967,811
<b>Expenses</b>									
Personnel	(323,282)	(133,669)	(618,639)	0	(436,600)	(101,220)	0	0	(1,613,410)
G & A	(42,500)	(39,600)	(27,100)	(4,050)	(44,900)	(24,200)	(7,000)	(1,100)	(190,450)
Utilities	(13,000)	(17,700)	0	(5,500)	(77,000)	(12,500)	0	0	(125,700)
Rolling Stock	(4,500)	(3,000)	(12,000)	(14,000)	(19,000)	(2,500)	(6,000)	0	(61,000)
Supplies	(5,500)	(17,000)	(4,500)	(23,000)	(137,500)	(23,100)	(1,000)	0	(211,600)
Outside Services	(65,500)	(16,000)	(9,200)	(6,300)	(44,500)	(42,450)	(103,500)	(6,000)	(293,450)
P & R Services & Programs	0	(30,000)	0	0	0	0	0	0	(30,000)
Total Operating Expenses	(454,282)	(256,969)	(671,439)	(52,850)	(759,500)	(205,970)	(117,500)	(7,100)	(2,525,610)
Allocation	363,425	(27,257)	(49,971)	(113,570)	(113,570)	(22,714)	(31,800)	(4,543)	(0)
Capital Expenses	(5,000)	(15,000)	0	(182,644)	(132,000)	(70,000)	0	0	(404,644)
Net Revenue	93,950	(10,596)	(33,560)	(19,564)	12,380	(18,284)	17,700	(4,468)	



# STALLION SPRINGS COMMUNITY SERVICES DISTRICT

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## AGENDA SUPPORTING INFORMATION

### Agenda #6

- Subject: Public Hearing for Road Assessment Charges for Fiscal year 2018  
(July 1, 2018-June 30, 2019)
- Submitted by: David Aranda, General Manager
- Meeting Date: June 19, 2018
- Background: At the March 20, 2018 Board Meeting, the Board approved the Resolution "Intending to Establish a Road Assessment charge of \$150.00 per parcel. After the approval of "Intending" Resolution, each property owner was mailed a Notice of Hearing date and Proposed Establishing Resolution.
- A. Declare the Hearing Open
  - B. Acknowledge any Written Comments
  - C. Entertain any Verbal Comments from the Public
  - D. Declare Hearing Closed
  - E. Board Discussion

\*To date, 0 Opposition letters have been received.



# STALLION SPRINGS COMMUNITY SERVICES DISTRICT

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## **AGENDA SUPPORTING INFORMATION**

### Agenda #7

- Subject:** Board Approval of Resolution No. 2018-05, Establishing Road Assessment Charge (Fund No. 50387) for Fiscal Year 2018/2019.
- Submitted by:** David Aranda, General Manager
- Meeting Date:** June 19, 2018
- Background:** Attached is the Resolution establishing the SSCSD Road Assessment for the Fiscal Year 2018/2019. The amount outlined in the Resolution is \$150.00 per parcel. This is the same amount assessed by the District for the last several years. The revenue, derived from this assessment, is what supports road repair, drainage upgrades and development in the upcoming years.
- Recommendation:** The Board overrules any written or verbal protests, as may have been conveyed during the earlier Public Hearing on this matter, and approves Resolution 2018-15 Establishing the Road Assessment for the 2018/2019 Fiscal Year.

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

RESOLUTION No. 2018-05

RE: RESOLUTION ESTABLISHING ROAD ASSESSMENT FOR FISCAL YEAR  
COMMENCING JULY 1, 2018.

SECTION A:

WHEREAS, THIS BOARD DECLARES AND DETERMINES AS FOLLOWS:

1. On March 20, 2018, this Board adopted Resolution No. 2018-02 which is incorporated by this reference.
2. In accordance with said Resolution, and as prescribed by law, notice of a hearing to be held on June 19, 2018 was duly given.
3. A written report was on file at the District office containing a description of each parcel of real property for which a road assessment was proposed to be levied.
4. On June 19, 2018, this Board held a hearing to receive and consider all questions, comments and objections with respect to establishment of a road assessment as proposed.
5. Having heard and considered any and all written and oral testimony with respect to such matters, the proposed charges are found to be not discriminatory or excessive and are in compliance with all provisions of law.
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 parcel is exempt from the procedural requirements of Section 4 of said Article XIID.
7. The levying of said charges is exempt from the provisions of the California Environmental Quality Act because said charges are for the purpose of meeting operating expenses, financial reserve needs and requirements and capital projects, among other things.

SECTION B:

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

1. The foregoing findings are true and correct.

2. For fiscal year commencing July 1, 2018, a road assessment shall be established at a rate of \$150.00 for each parcel/lot of land within the District within 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 of them, provided, however, no charge shall be levied for APNs 317-640-17, 317-630-50 or 317-620-19.
3. The Secretary shall file a certified copy of this Resolution with the County Auditor on or before August 10, 2018, and shall request the County Auditor to enter the amounts of the charges against the respective lots or parcels of land as they appear in the report referenced above at Section A3. (Fund # 50387, Rate Code 01, Rate \$150.00).
4. The Secretary shall file a Certificate of Exemption with the County Clerk of Kern County pursuant to the provisions of Public Resources Code section 21152(b).
5. It is attested that Government Code 61115(b) authorizes the Stallion Springs CSD to assess the lot/parcels as designated in this Resolution.

PASSED, APPROVED AND ADOPTED this 19th day of June, 2018 on the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Ed Gordon, President  
Board of Directors

ATTESTS:

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Vanessa Stevens, Secretary  
Board of Directors





# STALLION SPRINGS COMMUNITY SERVICES DISTRICT

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## **AGENDA SUPPORTING INFORMATION**

### Agenda #8

- Subject: Public Hearing for Water Standby/Availability Charges for Fiscal year 2019 (July 1, 2018-June 30, 2019)
- Submitted by: David Aranda, General Manager
- Meeting Date: June 19, 2018
- Background: At the March 20, 2018 Board of Directors Meeting, the Board approved Resolution 2018-03. This Resolution delineates the "Intention" to establish a Water Standby/Availability Charge of \$30.00 per parcel for the fiscal year 2018/2019. After the approval of the "Intending" Resolution, each property owner was mailed the Proposed Establishing Resolution and a NOTICE OF HEARING on the matter.
- A. Declare the Hearing Open
  - B. Acknowledge any Written Comments
  - C. Entertain any Verbal Comments from the Public
  - D. Declare Hearing Closed
  - E. Board Discussion

\*To date, 0 Opposition letters have been received.



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## **AGENDA SUPPORTING INFORMATION**

### Agenda #9

- Subject:** Board Approval of Resolution No. 2018-06 Establishing Water Standby/Availability Charges (Fund No. 50385) for Fiscal Year 2018/2019.
- Submitted by:** David Aranda, General Manager
- Meeting Date:** June 19, 2018
- Background:** Attached is the Proposed Resolution establishing the SSCSD Water Standby/Availability Charges for the Fiscal Year 2018/2019. The amount outlined in the Resolution is \$30.00 per parcel within or contiguous to the developed tracts and \$1.00 per acre for the undeveloped acreage. This is the same amount assessed by the District since the assessment's establishment. The revenue, derived from this assessment, supports the Water Department's system maintenance and repair.
- Recommendation:** The Board overrules any written or verbal protests, as may have been conveyed during the earlier Public Hearing on this matter, and approves Resolution 2018-06 Establishing the Water standby/Availability Charge for the 2018/2019 Fiscal Year.

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

Resolution No. 2018-06

RE: RESOLUTION ESTABLISHING WATER STANDBY OR AVAILABILITY  
CHARGES FOR FISCAL YEAR COMMENCING JULY 1, 2018:

SECTION A:

WHEREAS, THIS BOARD DECLARES AND DETERMINES AS FOLLOWS:

1. On March 20, 2018, this Board adopted Resolution No. 2018-03 which is incorporated by this reference.
2. In accordance with said Resolution, and as prescribed by law, notice of a hearing to be held on June 19, 2018 was duly given.
3. A written report was on file at the District office containing a description of each parcel of real property for which a water standby or availability charge was proposed to be levied.
4. On June 19, 2018, this Board held a hearing to receive and consider all questions, comments and objections with respect to establishment of a water standby or availability charge as proposed.
5. Having heard and considered any and all written and oral testimony with respect to such matters, the proposed charges are found to be not discriminatory or excessive and are in compliance with all provisions of law.
6. As provided at Section 5 of Article XIID of the California Constitution, said water standby or availability charge at its maximum authorized and previously levied rate of \$30.00 per acre or \$30.00 per parcel for parcels of less than one acre, is exempt from the procedural requirements of Section 4 of said Article XIID.
7. The levying of said charges is exempt from the provisions of the California Environmental Quality Act because said charges are for the purpose of meeting operating expenses, financial reserve needs and requirements and capital projects, among other things.

SECTION B:

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

1. The foregoing findings are true and correct.

2. For fiscal year commencing July 1, 2018, a water standby or availability charge shall be established at a rate of \$30.00 for each parcel/lot of land within the District within Tracts 3445, 3733, 4286, 4660, 4675, 4982, Parcel Maps 1568, 1758, 2260, 2574, 3112, 3837, 4294, 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 of them, whether the water is actually used or not. No charge shall be levied for APN #'s 317-640-17, 317-630-50 or 317-620-19. (Fund 50385, Rate Code 01, Rate \$30.00).

3. In addition, a water standby or availability charge of \$1.00 per year per acre and \$1.00 per year for each parcel/lot of land or less than one acre shall be levied on parcels within tracts within the District but outside of the area defined in Section B2, provided, however, no charge shall be levied for APN #'s 317-640-17, 317630-50 or 317-620-19. (Fund 503, Rate Code 02, Rate \$1.00).

4. The Secretary shall file a certified copy of this Resolution with the County Auditor on or before August 10, 2018 and shall request the County Auditor to enter the amounts of the charges against the respective lots or parcels of land as they appear in the report referenced above at Section A3.

5. The Secretary shall file a Certificate of Exemption with the County Clerk of Kern County pursuant to the provisions of Public Resources Code section 21152(b).

6. It is attested that Government Code 61124 authorizes the Stallion Springs CSD to assess the lot/parcels as designated in this Resolution.

PASSED, APPROVED AND ADOPTED this 19th day of June, 2018 on the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Ed Gordon, President  
Board of Directors

ATTESTS:

---

Vanessa Stevens, Secretary  
Board of Directors



# STALLION SPRINGS COMMUNITY SERVICES DISTRICT

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

## **AGENDA SUPPORTING INFORMATION**

### Agenda #10

**Subject:** Public Hearing for Sewer Standby/Availability Charges for Fiscal year 2019 (July 1, 2018-June 30, 2019)

**Submitted by:** David Aranda, General Manager

**Meeting Date:** June 19, 2018

**Background:** At the March 20<sup>th</sup>, 2018 Board Meeting, the Board approved Resolution No. 2018-04 a Resolution "Intending" to Establish a Sewer Standby/Availability charge of \$15.00 per parcel. After the approval of the "Intending" Resolution, each property owner was mailed a Notice of Hearing date and the Proposed Establishing Resolution.

- A. Declare the Hearing Open
- B. Acknowledge any Written Comments
- C. Entertain any Verbal Comments from the Public
- D. Declare Hearing Closed
- E. Board Discussion

\*To date, 0 Opposition letters have been received.



# STALLION SPRINGS COMMUNITY SERVICES DISTRICT

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## **AGENDA SUPPORTING INFORMATION**

### Agenda #11

- Subject:** Board Approval of Resolution No. 2018-07 Establishing a Sewer Standby/Availability Charge (Fund No. 50386) for Fiscal Year 2018/2019.
- Submitted by:** David Aranda, General Manager
- Meeting Date:** June 19, 2018
- Background:** Attached is the Proposed Resolution establishing the SSCSD Sewer Standby/Availability Charge for the Fiscal Year 2018/2019. The amount outlined in the Resolution is \$15.00 per parcel. This is the same amount assessed by the District for the last several years. The revenue, derived from this assessment, supports the Sewer Department's operations and regulatory compliance.
- Recommendation:** The Board overrules any written or verbal protests, as may have been conveyed during the earlier Public Hearing on this matter, and approves Resolution Establishing the Sewer Standby/Availability Charge for the 2018/2019 Fiscal Year.

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

Resolution No. 2018-07

RE: RESOLUTION ESTABLISHING SEWER STANDBY OR AVAILABILITY CHARGES FOR FISCAL YEAR COMMENCING JULY 1, 2018.

SECTION A:

WHEREAS, THIS BOARD DECLARES AND DETERMINES AS FOLLOWS:

1. On March 20, 2018, this Board adopted Resolution No. 2017-015 which is incorporated by this reference.
2. In accordance with said Resolution, and as prescribed by law, notice of a hearing to be held on June 19, 2018 was duly given.
3. A written report was on file at the District office containing a description of each parcel of real property for which a sewer standby or availability charge was proposed to be levied.
4. On June 19, 2018, this Board held a hearing to receive and consider all questions, comments and objections with respect to establishment of a sewer standby or availability charge as proposed.
5. Having heard and considered any and all written and oral testimony with respect to such matters, the proposed charges are found to be not discriminatory or excessive and are in compliance with all provisions of law.
6. As provided at Section 5 of Article XIID of the California Constitution, said sewer standby or availability charge at its maximum authorized and previously levied rate of \$15.00 per acre or \$15.00 per parcel for parcels of less than one acre, is exempt from the procedural requirements of Section 4 of said Article XIID.
7. The levying of said charges is exempt from the provisions of the California Environmental Quality Act because said charges are for the purpose of meeting operating expenses, financial reserve needs and requirements and capital projects, among other things.

SECTION B:

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

1. The foregoing findings are true and correct.
2. For fiscal year commencing July 1, 2018, a sewer standby or availability charge shall be

established at a rate of \$15.00 per acre of land or \$15.00 for each parcel of land of less than one acre within the District.

- (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 (Fund #50386, Rate Code 02, Rate \$15.00).
  - (b) All remaining lots or parcels within the boundaries of Sewer Zone "A" as described in Title 9 (commencing at Section 4650) of the Stallion Springs Community Services District Ordinance Code; and (Fund 50386, Rate Code 01, Rate \$15.00)
  - (c) Each parcel within Kern County Assessor Parcel 317-532-02, 317-532-03, 317-532-08, and 318-030-01; (Fund 50386, Rate Code 01, Rate \$15.00) or any subsequent division of any of them, whether the sewer service is actually used or not.
3. The Secretary shall file a certified copy of this Resolution with the County Auditor on or before August 10, 2018 and shall request the County Auditor to enter the amounts of the charges against the respective lots or parcels of land as they appear in the report referenced above at Section A3.
  4. The Secretary shall file a Certificate of Exemption with the County Clerk of Kern County pursuant to the provisions of Public Resources Code section 21152(b).
  5. It is attested that Government Code 61124 authorizes the Stallion Springs CSD to assess the lot/parcels as designated in this Resolution.

PASSED, APPROVED AND ADOPTED this 19th day of June, 2018, on the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Ed Gordon, President  
Board of Directors

ATTESTS:

---

Vanessa Stevens, Secretary  
Board of Directors





# STALLION SPRINGS COMMUNITY SERVICES DISTRICT

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

## **AGENDA SUPPORTING INFORMATION**

### Agenda #12

- Subject: Public Hearing for Special Tax for Police Protection Services for Fiscal year 2019 (July 1, 2018-June 30, 2019)
- Submitted by: David Aranda, General Manager
- Meeting Date: June 19, 2018
- Background: A notice was placed in the Tehachapi News along with a mailing to all property owners notifying them of the desire to place the Special Police Tax of \$50.00 per parcel on the tax rolls for 2018/2019.
- A. Declare the Hearing Open
  - B. Acknowledge any Written Comments
  - C. Entertain any Verbal Comments from the Public
  - D. Declare Hearing Closed
  - E. Board Discussion

\*To date, 0 Opposition letters have been received.



# STALLION SPRINGS COMMUNITY SERVICES DISTRICT

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## AGENDA SUPPORTING INFORMATION

### Agenda #13

- Subject:** Approval of Resolution No. 2018-12 a Resolution of the Board of Directors of Stallion Springs Community Services District Adopting a Special Tax for Police Protection Services for the Fiscal Year 2019(July 1, 2018-June 30,2019) and Authorizing the Collection of the Assessment.
- Submitted by:** David Aranda, General Manager
- Meeting Date:** June 19, 2018
- Background:** The voters of Stallion Springs approved a \$50 per year Assessment on each respective parcel within Stallion Springs to assist with funding the Stallion Springs Police Department,
- The attached Resolution, when approved will be submitted to Kern County Tax Assessor for collection of the \$50 per year parcel.
- Recommendation:** Approve Resolution No. 2018-12.

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

Resolution No.2018-12

RE: A RESOLUTION OF THE BOARD OF DIRECTORS OF STALLION SPRINGS COMMUNITY SERVICES DISTRICT CONTINUING A SPECIAL TAX FOR POLICE PROTECTION SERVICES FOR THE FISCAL YEAR 2018-2019 AND AUTHORIZING THE COLLECTION OF THE ASSESSMENT.

WHEREAS, one of the purposes of the Stallion Springs Community Services District is to provide police protection services to the residents of the District; and

WHEREAS, the Board of Directors has previously submitted for voter approval pursuant to Proposition 218 and Government Code Section 53978 a ballot measure, popularly known and referred to as Measure "B", to authorize a special tax in the maximum amount not to exceed fifty dollars (\$50) per parcel for police protection services; and

WHEREAS, on November 3, 2015 an election was conducted approving the special tax, with 500 voting in favor, and 224 voting in opposition to, the special tax for police protection services; and

WHEREAS, the District believes it is necessary to impose and enact a special tax for police protection services in order to provide the residents of the Stallion Springs Community Services District with adequate police protection services so as to protect the residents and their guests; and

WHEREAS, both the Resolution and Government Code Section 53978 provide that the special tax shall be collected by the County of Kern, in the same manner and on the same applicable dates as those established by law for the due dates for the other charges and taxes fixed and collected by the County of Kern on behalf of the Stallion Springs Community Services District;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE STALLION SPRINGS COMMUNITY SERVICES DISTRICT, AS FOLLOWS:**

**Section 1. Purpose and Imposition**

The Board of Directors hereby elects to levy a Special Tax in the amount of Fifty Dollars (\$50) upon each parcel of land within the District boundaries, and to them any funds collected therefrom as a result of such a levy for the following purposes:

Obtaining, providing, operating and maintaining police protection services, including supplying equipment or apparatus therefore; paying the salaries and benefits to police protection personnel; and for any and all other necessary police protection

expenses for the Stallion Springs Community Services District.

**Section 2. Adoption of Special Tax**

The Board of Directors of the Stallion Springs Community Services District does hereby adopt a Special Tax in the amount of Fifty Dollars (\$50) to be imposed on the parcels of real property identified by the Kern County Assessor's Parcel Number in Exhibit A, which is on file in the District's Office.

**Section 3. Collection on Tax Rolls**

The Special Tax imposed pursuant to this Resolution and Measure B shall be collected in the same manner, by the same persons and at the same time as, together with, and not separately from, the general taxes levied and collected by the County of Kern and any and all other special taxes or assessments imposed by the District and levied and collected by the County of Kern.

The funds received from the special tax imposed by this resolution shall be deposited in a special Stallion Springs account entitled: "POLICE" Account 50388. The District's Chief Financial Officer shall annually prepare and file a report on the collection and use of said funds with the Board of Directors as prescribed by Government Code Section 50075.3 and shall otherwise comply with any applicable laws regarding accounting of such funds. The report shall at a minimum provide that the amount of funds collected and expended and the status of any project funded by the special tax.

The General Manager, or his delegate, is authorized to take any and all actions necessary to carry out the goals and objectives of this Resolution, and ensuring that the tax is posted on the Kern County Tax Roll.

**Section 4. Establishment of Board of Equalization Procedures**

Prior to the date of the first fee billing to be made pursuant to this Resolution, the Board of Directors shall establish written policies and procedures to be utilized for those situations where the Board sits as a Board of Equalization pursuant to the Resolution.

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

PASSED, APPROVED, AND ADOPTED by the Board of Directors of the STALLION SPRINGS COMMUNITY SERVICES DISTRICT this 19<sup>th</sup> day of June, 2018.

The following roll call vote:

AYES:  
NOES:  
ABSENT:

ABSTAIN:

---

Ed Gordon, President  
Board of Directors

ATTESTS:

---

Vanessa Stevens, Secretary  
Board of Directors



# STALLION SPRINGS COMMUNITY SERVICES DISTRICT

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## **AGENDA SUPPORTING INFORMATION**

### Agenda #14

**Subject:** A Public Hearing in regard to Collecting Charges and Penalties for Water, Sewer and Solid Waste Charges that are Delinquent for the following properties: (See Exhibit "A") and direction from the Board of Directors in regard to placing on the Property Tax Bill for such properties.

**Submitted by:** David Aranda, General Manager

**Meeting Date:** June 19, 2018

**Background:** Per direction from District legal counsel, the District has the authority to place a lien on property where delinquent charges have occurred within the property tax year.

The Public Hearing shall occur as follows:

- A. Declare the Hearing Open
- B. Acknowledge any Written Comments
- C. Entertain any Verbal Comments from the Public
- D. Declare Hearing Closed
- E. Board Discussion

The Government Code allows this process to take place despite the fact that some of these properties are now owned by individuals who were NOT responsible for the delinquency. The District needs to recoup lost monies from delinquent accounts.

**EXHIBIT A FUND (50391) DELINQUENT UNPAID CHARGES**

PLEASE NOTE THAT THE FINANCIAL OFFICER HAS PREPARED AND FILED WITH THE BOARD OF DIRECTORS THE FOLLOWING REPORT THAT DESCRIBES EACH AFFECTED PARCEL OF REAL PROPERTY AND THE AMOUNT OF CHARGES AND DELINQUENCIES FOR EACH AFFECTED PARCEL FOR THE YEAR. THE GENERAL MANAGER RECOMMENDS, IN THE BEST INTEREST OF THE DISTRICT, THAT CHARGES CITED WITHIN THIS REPORT BE PLACED UPON THE AFFECTED PARCELS PROPERTY TAXES IN ACCORDANCE WITH THE PROVISIONS OF GOVERNMENT CODE SECTION 61115(B).

THE PUBLIC HEARING SHALL BE HEARD ON TUESDAY, JUNE 19, 2018 AT OR AROUND 6 P.M. THIS WILL BE THE OPPORTUNITY FOR THE BOARD OF DIRECTORS TO HEAR AND CONSIDER ANY OBJECTIONS OR PROTESTS TO THE REPORT. AT THE CONCLUSION OF THE PUBLIC HEARING, THE BOARD OF DIRECTORS MAY ADOPT OR REVISE THE DELINQUENCIES.

<b>ATN</b>	<b>DLQ AMOUNT</b>
31840016009	\$188.19
31848016003	\$40.00
31756008006	\$2,627.75
31740012000	\$176.62
31737026003	\$70.98
31715018006	\$123.71
31819025005	\$40.00
31746009000	\$120.46
31848018009	\$68.16
31828209009	\$60.73
	<b>\$3,516.60</b>

NOTE: SUBJECT TO CHANGE, WE WILL REMOVE IF PAID BY SUBMITTAL DEADLINE DATE  
ALSO POSSIBLE ADDITIONS FROM DELINQUENTS FROM APRIL BILLING



# STALLION SPRINGS COMMUNITY SERVICES DISTRICT

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## **AGENDA SUPPORTING INFORMATION**

### Agenda #15

- Subject:** Board Approval of Resolution No. 2018-11, a Resolution approving the placement of charges and penalties on the Tax Roll.
- Submitted by:** David Aranda, General Manager
- Meeting Date:** June 19, 2018
- Background:** At the Public Hearing, the Board approved placing properties as outlined in Exhibit "A" on the tax rolls in regard to recovering amounts due from water, sewer and solid waste accounts.
- The attached Resolution formalizes the approval and allows the General Manger to submit the Resolution to the County of Kern.
- Recommendation:** Approve Resolution No. 2018-11



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

Resolution No. 2018-11

RE: A RESOLUTION APPROVING THE PLACEMENT OF CHARGES AND PENALTIES DESCRIBED THERIN ON THE TAX ROLL IN ACCORDANCE WITH GOVERNMENT CODE SECTION 61115 (b)

WHEREAS, in accordance with the authorization found in Government Code section 61100 *et seq.*, the District provides various services to its residents; and,

WHEREAS, in accordance with the authorization found in Government Code section 61115 the District may establish rates and other charges for its services; and,

WHEREAS, the District's rates and other charges have been adopted in accordance with Proposition 218; and

WHEREAS, Government Code section 61115(b) expressly provides that the District may collect on charges and penalties on the tax roll in the same manner as property taxes; and,

WHEREAS, in accordance with Government Code section 61115(b), the Financial Officer has prepared a report for Board approval; and,

WHEREAS, in accordance with Government Code section 61115(b), the Board of Directors has reviewed the Financial Officer's Report after a properly noticed and held public hearing on the matter which took place on June 19, 2018.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE STALLION SPRINGS COMMUNITY SERVICES DISTRICT resolves as follows:

- 1) The Financial Officer's Report attached and incorporated herein as Exhibit A is herein adopted as noted and/or modified by the Board (hereafter the "Adopted Financial Officer's Report").
- 2) District Staff is directed, in cooperation with the County of Kern, to take whatever steps are necessary to place the charges shown in the Adopted Financial Officer's Report on the 2017/2018 tax roll as provided for in Government Code section 61115(b).
- 3) The County of Kern is hereby requested, empowered and directed in accordance with Government Code section 61115(b) to place the amounts shown in the Adopted Financial Officer's Report on the 2018/2019 tax roll as provided for in Government Code section 61115(b).

AYES:

NOES:

ABSENT:

ABSTAIN:

I HEREBY CERTIFY that the foregoing Resolution is the Resolution of said District as duly passed and adopted by said Board of Directors on the 19th day of June, 2018.

WITNESS my hand and seal of said Board of Directors this 19th day of June, 2018.

---

Ed Gordon, President  
Board of Directors

ATTESTS:

---

Vanessa Stevens, Secretary  
Board of Directors



# STALLION SPRINGS COMMUNITY SERVICES DISTRICT

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## AGENDA SUPPORTING INFORMATION

### Agenda #16

**Subject:** Public Hearing in regard to the collection of Inactive Water Charges to be placed on the 2018/2019 Kern County Property Tax roll

**Submitted by:** David Aranda, General Manager

**Meeting Date:** June 19, 2018

**Background:** At the May 15, 2018 Board of Directors Meeting, the Board approved Resolution 2018-08. This Resolution each property owner was mailed the Proposed Establishing Resolution and a NOTICE OF HEARING on the matter.

- A. Declare the Hearing Open
- B. Acknowledge any Written Comments
- C. Entertain any Verbal Comments from the Public
- D. Declare Hearing Closed
- E. Board Discussion

\*To date, 1 person voiced a verbal and a written opposition.

**EXHIBIT A (50393) INACTIVE FLAT CHARGES**

PLEASE TAKE NOTE THAT THE GENERAL MANAGER HAS PREPARED AND FILED WITH THE BOARD OF DIRECTORS THE FOLLOWING REPORT THAT DESCRIBES EACH AFFECTED PARCEL OF REAL PROPERTY AND THE AMOUNT OF INACTIVE WATER SERVICE CHARGES. THE GENERAL MANAGER RECOMMENDS, IT IS IN THE BEST INTEREST OF THE DISTRICT, THAT INACTIVE CHARGES CITED WITHIN THIS REPORT BE PLACED UPON THE AFFECTED PARCELS PROPERTY TAXES IN ACCORDANCE WITH THE PROVISIONS OF GOVERNMENT CODE SECTION 61115(B)

THE PUBLIC HEARING SHALL BE HEARD ON TUESDAY, JUNE 19, 2018 AT OR AROUND 6 PM. THIS WILL BE THE OPPORTUNITY FOR THE BOARD OF DIRECTORS TO HEAR AND CONSIDER ANY OBJECTIONS OR PROTESTS TO THE REPORT. AT THE CONCLUSION OF THE PUBLIC HEARING, THE BOARD OF DIRECTORS MAY ADOPT OR REVISE THE CHARGES.

ATN	WTR AMT
31835023005	\$217.55
31728012006	\$200.00
31845005002	\$217.55
31840015006	\$160.00
31839016007	\$40.00
31805009008	\$40.00
31805001004	\$200.00
31827222003	\$351.55
31823008007	\$40.00
31842036003	\$17.55
31715001006	\$120.00
31714020008	\$40.00
31825013007	\$66.80
31812113006	\$17.55
31816032006	\$80.00
31819012007	\$160.00
31821110003	\$137.55
31756008006	\$180.00
31756008006	\$317.55
31756008006	\$319.80

ATN	WTR FLT AMT
31744211003	\$97.55
31743028006	\$137.55
44825005002	\$40.00
44813005007	\$80.00
31707031000	\$217.55
31707029005	\$217.55
31724001002	\$217.55
31731003008	\$217.55
31741011000	\$217.55
31848022000	\$120.00
31757216006	\$40.00
31838010006	\$217.55
31718016009	\$17.55
31719018008	\$217.55
31737032000	\$17.55
31856112001	\$17.55
31809132003	\$518.55
31854102006	\$160.00
31721006008	\$40.00

**TOTALS      \$5,732.60**

Benjamin L Dewell  
29591 San Joaquin Dr.  
Stallion Springs, CA 93561  
[benldewell@gmail.com](mailto:benldewell@gmail.com)

Tuesday, May 15, 2018

Mr. David Aranda  
General Manager  
Stallion Springs CSD  
Stallion Springs, CA 93561

RE: ACCNT #00809022  
31737032000

Dear Mr. Aranda:

Thank you for providing me with the most recent water quality report and Stallion Springs CSD (SS CSD) Policy document 6060. Unfortunately, the section claiming proof of recovery of past property owner's water bill responsibility and transference to subsequent property owner (6060.6.1?) has not been included and has not as yet been discoverable on-line in California Law.

As my SS CSD bill is current with zero balance, service dates in question have not yet been provided as requested, I have not yet been billed in any way for the previous owner's water use, no evidence of any attempt to collect from the previous owner has been established, and the claim of transference has not been substantiated in California Law, in lieu of appropriate documentation, my conclusion at this time is that the "inactivity service charges" added to Kern County property taxes on 29591 San Joaquin Dr. appears to be a fraudulent attempt to claim monies not collected in a timely and transparent manner from the responsible party (e.g., previous property owner, Broadnax Properties).

Please provide the following documents supporting the SS CSD claim to my responsibility for the previous owner's delinquency to me at the above address so that my legal representation and I may review them, or immediately remove the delinquent inactivity service charge from my Kern County property taxes and provide me with written documentation of such.

- 1) Service dates for stipulated "inactivity service charge".
- 2) Billing for stipulated dates of service from responsible party (e.g., Broadnax Properties).
- 3) Billing for stipulated dates of service to current property owner.
- 4) All collection attempts for stipulated dates of service.
- 5) Relevant California Law CSD sections addressing current property owner's responsibility for previous property owners financial obligations.

Sincerely,



Ben Dewell



# STALLION SPRINGS COMMUNITY SERVICES DISTRICT

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## **AGENDA SUPPORTING INFORMATION**

Agenda #17

**Subject:** Board Approval of Resolution 2018-09, a Resolution Approving the Financial Manager's Report in regard to the placement of Water Flat Charges for Inactive Accounts on the 2017/2018 Kern County Tax Roll (Fund No. 50393) in accordance with Government Code Section 6115(b).

**Submitted by:** David Aranda, General Manager

**Meeting Date:** June 19, 2018

**Background:** During the Public Hearing, the Board of Directors heard/received comments regarding the placement of Water Flat Charges for Inactive Accounts on the 2018/2019 Kern County Property Tax Rolls. The placement of such charges enables the District to recover amounts due from inactive accounts.

The attached Resolution formalizes the approval of the placement of charges as outlined in Exhibit A and allows staff to submit the Resolution to the County of Kern.

**Recommendation:** Approve Resolution 2018-09 placing Water Flat Charges for Inactive Accounts on the 2018/2019 Property Tax Roll.

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

Resolution No. 2018-09

RE: A RESOLUTION APPROVING THE FINANCIAL OFFICER'S WATER FLAT CHARGES REPORT FOR INACTIVE ACCOUNTS AND AUTHORIZING THE PLACEMENT OF CHARGES DESCRIBED THEREIN ON THE 2018/2019 COUNTY TAX ROLL (Fund No. 50394) IN ACCORDANCE WITH GOVERNMENT CODE SECTION 61115(b).

WHEREAS, in accordance with the authorization found in Government Code section 61100 *et seq.*, the District provides varying services to its residents; and,

WHEREAS, in accordance with the authorization found in Government Code section 61115 the District may establish rates and other charges for its services; and,

WHEREAS, the District's rates and other charges have been adopted in accordance with Proposition 218; and

WHEREAS, Government Code section 61115(b) expressly provides that the District may collect on charges and penalties on the tax roll in the same manner as property taxes; and,

WHEREAS, in accordance with Government Code section 61115(b), the Financial Officer has prepared a report for Board approval; and,

WHEREAS, in accordance with Government Code section 61115(b), the Board of Directors has reviewed the Financial Officer's Report after a properly noticed and held public hearing on the matter which took place on June 19, 2018.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE STALLION SPRINGS COMMUNITY SERVICES DISTRICT resolves as follows:

- 1) The Financial Officer's Water Flat Charges Report attached and incorporated herein as Exhibit A is herein adopted as noted and/or modified by the Board (hereafter the "Adopted Financial Report".)
- 2) District Staff are directed, in cooperation with the County of Kern, to take whatever steps are necessary to place the charges shown in the Adopted Financial Report on the 2017/2018 tax roll as provided for in Government Code section 61115(b).
- 3) The County of Kern is hereby requested, empowered and directed in accordance with Government Code section 61115(b) to place the amounts shown in the Adopted Financial Officer's Report on the 2018/2019 tax roll as provided for in Government Code section 61115(b).

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

AYES:

NOES:

ABSENT:

ABSTAIN:

I HEREBY CERTIFY that the foregoing Resolution is the Resolution of said District as duly passed and adopted by said Board of Directors on the 19<sup>th</sup> day of June, 2018.

WITNESS my hand and seal of said Board of Directors this 19<sup>th</sup> day of June 2018.

---

Ed Gordon, President  
Board of Directors

ATTESTS:

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Vanessa Stevens, Secretary  
Board of Directors





# STALLION SPRINGS COMMUNITY SERVICES DISTRICT

27800 STALLION SPRINGS DRIVE, TEHACHAPI, CA 93561  
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## **AGENDA SUPPORTING INFORMATION**

### Agenda #18

- Subject:** Public Hearing in regard to the collection of Inactive Sewer Charges to be placed on the 2018/2019 Kern County Property Tax roll
- Submitted by:** David Aranda, General Manager
- Meeting Date:** June 19, 2018
- Background:** At the May 15, 2018 Board of Directors Meeting, the Board approved Resolution 2018-08. Each property owner was mailed the Proposed Establishing Resolution and a NOTICE OF HEARING on the matter.
- A. Declare the Hearing Open
  - B. Acknowledge any Written Comments
  - C. Entertain any Verbal Comments from the Public
  - D. Declare Hearing Closed
  - E. Board Discussion

\*To date, 0 Opposition letters have been received.

**EXHIBIT A (50394) INACTIVE FLAT CHARGES**

PLEASE TAKE NOTE THAT THE FINANCIAL OFFICER HAS PREPARED AND FILED WITH THE BOARD OF DIRECTORS THE FOLLOWING REPORT THAT DESCRIBES EACH AFFECTED PARCEL OF REAL PROPERTY AND THE AMOUNT OF INACTIVE SEWER SERVICE CHARGES. THE GENERAL MANAGER RECOMMENDS, IT IS IN THE BEST INTEREST OF THE DISTRICT, THAT INACTIVE CHARGES CITED WITHIN THIS REPORT BE PLACED UPON THE AFFECTED PARCELS PROPERTY TAXES IN ACCORDANCE WITH THE PROVISIONS OF GOVERNMENT CODE SECTION 61115(B)

THE PUBLIC HEARING SHALL BE HEARD ON TUESDAY, JUNE 19, 2018 AT OR AROUND 6 PM. THIS WILL BE THE OPPORTUNITY FOR THE BOARD OF DIRECTORS TO HEAR AND CONSIDER ANY OBJECTIONS OR PROTESTS TO THE REPORT. AT THE CONCLUSION OF THE PUBLIC HEARING, THE BOARD OF DIRECTORS MAY ADOPT OR REVISE THE CHARGES.

<b>ATN</b>	<b>SWR FLT AMT</b>
31805009008	85.48
31856112001	85.48
31756008006	280.27
31854102006	341.92
31805001004	427.50
31809132003	443.76
31756008006	547.75

**TOTAL**                      **\$2,212.16**



# STALLION SPRINGS COMMUNITY SERVICES DISTRICT

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

## **AGENDA SUPPORTING INFORMATION**

### Agenda #19

**Subject:** Board Approval of Resolution 2018-10, a Resolution Approving the Financial Officer's Report in regard to the placement of Sewer Flat Charges for Inactive Accounts on the 2018/2019 Kern County Tax Roll (Fund No. 50394) in accordance with Government Code Section 6115(b).

**Submitted by:** David Aranda, General Manager

**Meeting Date:** June 19, 2018

**Background:** During the Public Hearing, the Board of Directors heard/received comments regarding the placement of Sewer Flat Charges for Inactive Accounts on the 2018/2019 Kern County Property Tax Rolls. The placement of such charges enables the District to recover amounts due from inactive accounts.

The attached Resolution formalizes the approval of the placement of charges as outlined in Exhibit A and allows staff to submit the Resolution to the County of Kern.

**Recommendation:** Approve Resolution 2018-10 placing Sewer Flat Charges for Inactive Accounts on the 2018/2019 Property Tax Roll for those properties listed in Exhibit "A" with the dollar amounts noted.

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

Resolution No. 2018-10

RE: A RESOLUTION APPROVING THE FINANCIAL OFFICER'S SEWER FLAT CHARGES REPORT FOR INACTIVE ACCOUNTS AND AUTHORIZING THE PLACEMENT OF CHARGES DESCRIBED THEREIN ON THE 2018/2019 COUNTY TAX ROLL (Fund No. 50394) IN ACCORDANCE WITH GOVERNMENT CODE SECTION 61115(b).

WHEREAS, in accordance with the authorization found in Government Code section 61100 *et seq.*, the District provides varying services to its residents; and,

WHEREAS, in accordance with the authorization found in Government Code section 61115 the District may establish rates and other charges for its services; and,

WHEREAS, the District's rates and other charges have been adopted in accordance with Proposition 218; and

WHEREAS, Government Code section 61115(b) expressly provides that the District may collect on charges and penalties on the tax roll in the same manner as property taxes; and,

WHEREAS, in accordance with Government Code section 61115(b), the Financial Officer has prepared a report for Board approval; and,

WHEREAS, in accordance with Government Code section 61115(b), the Board of Directors has reviewed the Financial Officer's Report after a properly noticed and held public hearing on the matter which took place on June 19, 2018.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE STALLION SPRINGS COMMUNITY SERVICES DISTRICT resolves as follows:

- 1) The Financial Officer's Sewer Flat Charges Report attached and incorporated herein as Exhibit A is herein adopted as noted and/or modified by the Board (hereafter the "Adopted Financial Report".)
- 2) District Staff are directed, in cooperation with the County of Kern, to take whatever steps are necessary to place the charges shown in the Adopted Financial Report on the 2018/2019 tax roll as provided for in Government Code section 61115(b).
- 3) The County of Kern is hereby requested, empowered and directed in accordance with Government Code section 61115(b) to place the amounts shown in the Adopted Financial Officer's Report on the 2018/2019 tax roll as provided for in Government Code section 61115(b).

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

AYES:

NOES:

ABSENT:

ABSTAIN:

I HEREBY CERTIFY that the foregoing Resolution is the Resolution of said District as duly passed and adopted by said Board of Directors on the 19<sup>th</sup> day of June, 2018.

WITNESS my hand and seal of said Board of Directors this 19<sup>th</sup> day of June 2018.

---

Ed Gordon, President  
Board of Directors

ATTESTS:

---

Vanessa Stevens, Secretary  
Board of Directors



# STALLION SPRINGS COMMUNITY SERVICES DISTRICT

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## AGENDA SUPPORTING INFORMATION

### Agenda #20

**Subject:** Board Approval of Resolution No. 2018-17, to transfer funds, un-appropriated as of June 30, 2018, to the Contingency/Capital Reserve Account and to Establish the Appropriation Limit for the Fiscal Year commencing July 1, 2018.

**Submitted by:** David Aranda, General Manager

**Meeting Date:** June 19, 2018

**Background:** After the close of the Fiscal Year, the General Manager will bring his recommendations in regard to monies that need to be transferred into/out of reserves. This will be done at the July or August, 2018 Board Meeting.

This Resolution also covers appropriation limits. Appropriation limits are imposed on public agencies within the revenue and taxation code as a result of Proposition 4 in 1978. Its purpose is to limit revenue collected in excess of actual operation costs and to limit the accumulation of certain revenues. This only applies to the departments that collect property tax.

To determine the limit, a baseline was established on the affected revenue prior to 1978 with annual adjustments made thereafter depending on changes in population and assessed value of property.

For the Fiscal Year 2018/2019 the prior years' appropriation limit of \$2,599,439 was used. The formula to determine the District's appropriation limit for the Fiscal Year 2018/2019 is shown as follows (Provided by the California State Department of Finance):

**Step 1:** Per capita income converted to a ratio:

$$\frac{3.67 + 100}{100} = 1.0367$$

Step 2: Population change using the Kern County unincorporated number:

$$\frac{1.07 + 100}{100} = 1.0107$$

Step 3:  $1.0367 \times 1.0107 = 1.04779269$

Step 4:  $1.04779269 \times 2,599,439 = 2,723,673.18$

While 2,723,673 is the appropriation limit for the Fiscal Year 2019, the dollars within the budget that are impacted involve property taxes and interest which totals out at approximately \$852,000. The overall budget estimated for revenue is \$2,967,811. The District is well within the appropriation limit.

Recommendation: Motion to Approve Resolution 2018-17

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

Resolution No. 2018-17

RE: A RESOLUTION OF THE BOARD OF DIRECTORS OF STALLION SPRINGS COMMUNITY SERVICES TRANSFERRING FUNDS UNAPPROPRIATED AS OF JUNE 30, 2018 TO THE DISTRICT CONTINGENCY RESERVE ACCOUNT AND ESTABLISHING THE DISTRICT'S APPROPRIATION LIMIT FOR THE FISCAL YEAR COMMENCING JULY 1, 2018

BE IT RESOLVED, by the Board of Directors of Stallion Springs Community Services District as follows:

Section 1. The District has previously established a contingency reserve account for each discrete fund of the District. The continued existence of such contingency reserve account is hereby affirmed.

All monies previously appropriated to any discrete fund of the District which was not expended as of June 30, 2018, shall be appropriated to the contingency reserve account of each specific respective District fund.

Monies previously and currently appropriated to each specific contingency reserve account shall be expended during future Fiscal Years first to avoid borrowing pending receipt of tax revenues and then for usual and necessary expenses chargeable to each specific respective funds prior to the expense of the appropriations for the then current Fiscal Year; provided, monies appropriated to the contingency reserve account shall not be expended as aforesaid to the extent that appropriations to a contingency reserve account are being accumulated to provide reserves for emergencies, other unforeseen contingencies, specific capital projects, paying back loans or other property acquisition.

Section 2. Based upon evidence presented concerning changes in the population of the District and the Consumer Price Index, the Board of Directors does hereby find, determine and declare that the Appropriations Limit of the District for Fiscal year commencing July 1, 2018 is \$2,723,673.

PASSED, APPROVED AND ADOPTED by the Board of Directors of the Stallion Springs Community Services District this 19th day of June, 2018, 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

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## AGENDA SUPPORTING INFORMATION

### Agenda #21

**Subject:** Approval to provide Waste Management with a ten year notice in regard to termination of services for waste disposal & hauling.

**Submitted by:** David Aranda, General Manager

**Meeting Date:** June 19, 2018

**Background:** At the August of 2017 Board Meeting the previous General Manager recommended signing an agreement with Waste Management that action assigned rights from Benz Sanitation to Waste Management. With that recommendation and subsequent approval by the Board, the agreement essentially became a ten year evergreen contract.

This agenda item is requesting the Board to approve the District to give the ten year notice to Waste Management of a termination of service. This termination would essentially take effect July 2028. I would suggest that the official notice is sent by our legal team at BB&K.

The importance of not being tied to Waste Management greatly diminished when it was determined that the District did not need to build a new waste site, as the District is not in violation of its permits as the site exists now.

Attempts were made by the District's legal counsel to open up negotiations in regard to the length of the contract and the fact that some things stated by Waste Management were not fully disclosing what the Board was agreeing to in August 2017. There was no success in these negotiations and it would not be cost effective to pursue the issue legally.

**Recommendation:** The Board vote to approve directing legal counsel to write a letter notifying Waste Management of termination of services effective July 2028.



# STALLION SPRINGS COMMUNITY SERVICES DISTRICT

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## AGENDA SUPPORTING INFORMATION

### Agenda #22

**Subject:** Approval to sell District owned property ay 16904 Bold Venture Drive for \$125,000.

**Submitted by:** David Aranda, General Manager

**Meeting Date:** June 19, 2018

**Background:** POWDR WOODWARD CA LLC (Woodward) approached the General Manager a number of months ago regarding the lot at the corner of Stallion Springs Drive and Bold Venture and they are interested in purchasing the lot from the District.

Woodward paid for an appraisal and the CSD Board agreed to pursue the sale of the property. The District does not need the property, and putting it back to a private enterprise will generate property tax revenue, assessment income, along with water and sewer charges for the District. There is also a Bill that has been proposed in Sacramento that could impact Stallion Springs CSD on the sale of surplus property without first making it available to low income housing agencies.

I along with another individual have read the attached agreement drafted by Woodward, and it is straightforward in regard to the sale and costs that each party will incur.

The issue which will be discussed in a separate agenda item, involves the building that CERT currently uses which is the old fire house that sits on this property.

**Recommendation:** Declare 16904 Bold Venture Drive as surplus property, agreeing to sell the property to Woodward for \$125,000 per the Purchase and Sale Agreement and escrow instructions with a 120 day escrow.

PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS

SELLER:

STALLION SPRINGS COMMUNITY SERVICE DISTRICT

PURCHASER:

POWDR WOODWARD CA LLC

PROPERTY:

Commercial Land with Industrial Garage  
16904 Bold Venture Dr.  
Stallion Springs, California 93561

May \_\_\_\_, 2018

## PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS

THIS PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS (this "**Agreement**"), is made as of the \_\_\_\_ day of May, 2018 (the "**Effective Date**"), by and between STALLION SPRINGS COMMUNITY SERVICE DISTRICT, a \_\_\_\_\_ ("**Seller**"), with an office at \_\_\_\_\_, and POWDR WOODWARD CA LLC, a Delaware limited liability company ("**Purchaser**"), with an office at 28400 Stallion Springs Dr., Tehachapi, CA 93561.

### RECITALS:

Seller desires to sell certain improved real property, including an industrial garage located thereon, commonly known as 16904 Bold Venture Dr., Stallion Springs, Kern County, California and Purchaser desires to purchase such real property.

NOW, THEREFORE, in consideration of the foregoing, of the covenants, promises and undertakings set forth herein, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser agree as follows:

#### 1. The Property.

1.1 Description. Subject to the terms and conditions of this Agreement, and for the consideration herein set forth, Seller agrees to sell and transfer, and Purchaser agrees to purchase and acquire, all of Seller's right, title, and interest in and to the following (collectively, the "**Property**"):

1.1.1 That certain land located in Kern County, California, and more specifically described in **Exhibit A** attached hereto (the "**Land**");

1.1.2 The buildings, parking areas, improvements, and fixtures now situated on the Land (the "**Improvements**") (Seller's interest in and to the Land and the Improvements is referred to collectively as the "**Real Property**");

1.1.3 All equipment, machinery, furnishings and other tangible personal property and all intangible personal property owned and transferrable by Seller and located on, or used in connection with the operation of the Real Property (the "**Personal Property**");

1.1.4 All easements, hereditaments, and appurtenances belonging to or inuring to the benefit of Seller and pertaining to the Real Property or any portion thereof;

1.1.5 Subject to Section 4.3, and to the extent assignable, all contracts and agreements relating to the operation or maintenance of the Real Property, the terms of which extend beyond midnight of the day preceding the date of Closing, such contracts and agreements listed on **Exhibit B** attached hereto (the "**Contracts**");

1.1.6 Assignable warranties and guaranties issued in connection with the Improvements; and

1.1.7 All transferable consents, authorizations, variances or waivers, licenses, permits and approvals from any governmental or quasi-governmental agency, department, board,

for the current year and subsequent years not yet due and payable, all restrictions, easements, and rights-of-way affecting the Premises and appearing in the public records and other exceptions set forth in the Title Report which Seller does not agree to cure under Section 4.1 herein and to which Purchaser waives an Objection pursuant to said Section 4.1 (collectively, the "**Permitted Exceptions**").

4. Inspections and Approvals.

4.1 Title Examination. Purchaser shall order, within two (2) business days after the date hereof, a title report (the "**Title Report**") from the Title Company/Escrow Agent and request that Title Company/Escrow Agent deliver same in not more than ten (10) days after the date of such request. Purchaser may, at Purchaser's sole cost and expense, order a survey of the Property (the "**Survey**"). Purchaser shall furnish to Seller within ten (10) days following receipt of the Title Report and Survey a statement specifying any defects in title and/or the Survey (the "**Objections**"). Seller shall notify Purchaser within five (5) business days after receipt of the Objections whether Seller will cure the Objections. If Seller does not respond within said five (5) business day period, Seller shall be deemed to have elected to cure the Objections. If Seller does not agree to cure the Objections, Purchaser shall have the right, by written notice given to Seller and Title Company/Escrow Agent within three (3) business days after receipt of Seller's notice, either to (a) waive the Objections and close title without abatement or reduction of the Purchase Price, or (b) terminate this Agreement and obtain a refund of the Deposit. If Purchaser fails to elect to terminate this Agreement by notice given to Seller within said three (3) business day period, then Purchaser shall be conclusively deemed to have elected not to waive the Objections. If Purchaser elects to terminate this Agreement by notice given to Seller within such three (3) business day period, the Deposit shall be returned to Purchaser, and upon such return, except as expressly provided herein, this Agreement and all rights and obligations of the respective parties hereunder shall be null and void. If Purchaser fails to deliver the Objections to Seller within the ten (10) day period specified above, then Purchaser shall be deemed to have waived its right to object to any defect set forth in the aforesaid title and Survey.

If at any time after the expiration of the Inspection Period, any update to a Title Report or Survey discloses any additional item which was not disclosed on any version of or update to a Title Report or Survey delivered to Purchaser during the Inspection Period (the "**New Exception**"), Purchaser shall have a period of five (5) business days from the date of its receipt of such update (the "**New Exception Review Period**") to review and notify Seller in writing of Purchaser's approval or disapproval of the New Exception. If Purchaser disapproves of the New Exception, Seller may, in its sole discretion, notify Purchaser as to whether it is willing to cure the New Exception. If Seller fails to deliver a notice to Purchaser within five (5) business days after the expiration of the New Exception Review Period, Seller shall be deemed to have elected to cure the New Exception. If Purchaser is dissatisfied with Seller's response, or lack thereof, or if Seller has elected not to cure, Purchaser may elect either: (a) to terminate this Agreement by notice given to Seller within five (5) business days after the expiration of the New Exception Review Period, the Deposit shall be returned to Purchaser, and upon such return, except as expressly provided herein, this Agreement and all rights and obligations of the respective parties hereunder shall be null and void, or (b) to waive the New Exception and proceed with the transactions contemplated by this Agreement, in which event such New Exception shall be a Permitted Exception. If Purchaser fails to notify Seller of its election to terminate this Agreement in accordance with the foregoing sentence within five (5) business days after the expiration of the New Exception Review Period, Purchaser shall be deemed to have elected not to approve any objections to the New Exception. After the execution hereof, no further liens, encumbrances, easements or restrictions shall be created or filed by Seller on or with respect to the Property ("**Subsequent Encumbrance(s)**"). Notwithstanding the foregoing, Seller shall in all events be required to cure: (y) any monetary liens or encumbrances against the Property; and (z) any Subsequent Encumbrances.

and to execute and deliver every document and instrument necessary or appropriate to consummate the transactions contemplated by this Agreement. Seller has all necessary power and authority to own Seller's properties and to conduct Seller's business as now owned and conducted by Seller, and Seller has taken all action on the part of Seller which is required for the execution, delivery and performance by Seller of this Agreement and each of the documents and agreements to be delivered by Seller at the Closing have been duly and effectively taken.

6.1.2 Violations; Consents; Defaults. Neither the execution of this Agreement nor the performance by Seller of its obligations under this Agreement will result in any breach or violation of the terms of any law, rule, ordinance, or regulation or of any decree, judgment or order to which Seller is a party now in effect from any court or governmental body. There are no consents, waivers, authorizations or approvals from any third party necessary to be obtained by Seller in order to carry out the transactions contemplated by this Agreement. The execution and delivery of this Agreement and performance by Seller of its obligations under this Agreement will not conflict with or result in a breach or default (or constitute an event which, with the giving of notice or the passage of time, or both, would constitute a default) under any indenture, lease, agreement, or other instrument to which Seller is a party or by which Seller or any of its assets may be bound. The execution and delivery of this Agreement and performance by Seller of its obligations under this Agreement will not result in the creation of any new, or the acceleration of any existing, lien, charge, or encumbrance upon the Property.

6.1.3 Litigation. Seller is not a party to any pending or threatened action, suit, proceeding or investigation, at law or in equity or otherwise, in, for or by any court or governmental board, commission, agency, department or officer arising from or relating to this transaction, the Property or to the past or present operations and activities of Seller upon or relating to the Property.

6.1.4 Governmental Restrictions; Condemnation. Seller has not received, nor is aware of, any notifications, restrictions, or stipulations from the United States of America, the State of California, the County of Kern, the City of Stallion Springs, or any other governmental authority requiring any work to be done on the Property or threatening the use of the Property. There are no pending or threatened condemnation proceedings affecting any portion of the Property. Seller is not subject to, nor does any basis exist for, any order, judgment, decree or governmental restriction which would adversely affect this transaction, the Property or the use of the Property in the manner presently being conducted by Seller. Seller is not aware of any plan, study, litigation, action, proceeding or effort by any governmental authority or private party which in any way challenges, affects or would challenge or affect the continuation of the present use and operation of the Property.

6.1.5 Knowledge of Adverse Title Matters. Seller has no knowledge of any title defect, lien, encumbrance, adverse claim, or other matter relating to the title to the Property or to the title insurance coverage for the Property which is not disclosed in writing to the title company or which is not shown by the public records.

6.1.6 Leases and Agreements. Aside from the Contracts, there are no unrecorded leases, arrangements, agreements, understandings, options, contracts, or rights of first refusal affecting or relating to the Property in any way. No default or breach (nor event which, with the giving of notice or the passage of time, or both, would constitute a default or breach) exists under any Contract on the part of either Seller or any other party to such Contract.

6.1.7 Absence of Liens. No lien against the Property has arisen or exists under Federal or state tax, environmental, or other law, other than the lien for current real property taxes not yet due and payable.

substances, materials, or wastes which are or become regulated or classified as hazardous or toxic under federal, state, or local laws or regulations, and any material, waste, or substance which is (A) petroleum or refined petroleum products; (B) asbestos in any form; (C) polychlorinated biphenyls; (D) flammable explosives; (E) radioactive materials; or (F) radon.

6.1.11 Mechanics' Liens. No work has been performed on or about the Property or to any improvements located thereon within six (6) months prior to the Opening Date that could give rise to any mechanics' or materialmen's liens whatsoever.

6.1.12 Disclosure. No representation, warranty or covenant contained in this Agreement and no statement contained in the Exhibits or in any certificate or other instrument furnished or to be furnished to Purchaser as required by this Agreement or in connection with the transactions contemplated by this Agreement, contains or will contain any untrue statement of a material fact, or omits or will omit to state a material fact which is necessary in order to make the statements contained herein or therein not misleading.

6.1.13 Reaffirmation. By delivering the items specified in Section 11 hereof by Seller, Seller will be deemed to have reaffirmed the representations and warranties made in this section as of the date of Closing.

6.2 By Purchaser. Purchaser represents and warrants to Seller that:

6.2.1 Organizational Status and Action. Purchaser has full legal capacity, power and authority to enter into and to perform Purchaser's obligations under this Agreement and to perform every act and to execute and deliver every document and instrument necessary or appropriate to consummate the transactions contemplated by this Agreement. Purchaser has all necessary power and authority to conduct Purchaser's business as now owned and conducted by Purchaser, and Purchaser has taken all action on the part of Purchaser which is required for the execution, delivery and performance by Purchaser of this Agreement and each of the documents and agreements to be delivered by Purchaser at the Closing have been duly and effectively taken;

6.2.2 Reaffirmation. By delivering the items specified in Section 11 hereof by Purchaser, Purchaser will be deemed to have reaffirmed the representations and warranties made in this section as of the date of Closing.

6.3 Broker. Seller and Purchaser each represents to the other that it has had no dealings, negotiations, or consultations with any broker, representative, employee, agent or other intermediary in connection with the Agreement or the sale of the Property. Seller and Purchaser agree that each will indemnify, defend and hold the other free and harmless from the claims of any broker(s), representative(s), employee(s), agent(s) or other intermediary(ies) claiming to have represented Seller or Purchaser, respectively, or otherwise to be entitled to compensation in connection with this Agreement or in connection with the sale of the Property. The terms and provisions of this Section 6.3 shall survive the Closing.

7. Costs and Prorations.

7.1 Seller's Costs. Seller will pay the following costs of closing this transaction:

7.1.1 The fees and disbursements of Seller's counsel;

Agreement is that Seller shall bear all expenses of ownership and operation of the Property and shall receive all income therefrom accruing through midnight at the end of the day preceding the Closing and Purchaser shall bear all such expenses and receive all such income accruing thereafter.

8. Risk of Loss.

Except as provided in Section 4.2, the risk of loss or damage to the Property and all liability to third persons until the Closing will be borne by Seller. In case of loss or damage to the Property prior to the Closing, Seller will fully restore the Property prior to the Closing. If Seller does not fully restore the Property on or before the Closing, Purchaser, at Purchaser's option, may either:

8.1 Cancel this Agreement without further liability to Purchaser or Seller. If the Agreement is canceled, Title Company/Escrow Agent will return to Purchaser all earnest money deposits and will return any documents previously delivered into escrow to the party depositing the documents in escrow; or

8.2 Proceed with the Closing, and, at Purchaser's option, either receive a mutually agreed abatement of the Purchase Price or be entitled to Seller's rights to insurance proceeds. If Purchaser elects to close without a mutually agreed abatement to the Sales Price, then Purchaser will pay the full Purchase Price for the Property, less the deductible payable with respect to the loss and, at the Closing, all of the insurance proceeds payable to Seller with respect to the loss and all rights with respect to the loss under the insurance policy covering the loss will be assigned by Seller to Purchaser and any monies received by Seller at any time in connection with the loss will be paid to Purchaser.

9. Condemnation. If any portion of the Property is condemned (or sold and conveyed in lieu of condemnation) prior to the Closing, Purchaser may cancel this Agreement by giving written notice of cancellation to Seller. If Purchaser elects to cancel, all earnest money deposits will be returned to Purchaser and the Agreement will be canceled. If Purchaser elects to close the Escrow notwithstanding the taking of any portion of the Property prior to the Closing, Purchaser will receive all awards or payments made by the condemning authority to which Seller would otherwise be entitled and will proceed to close the Escrow and pay the total Purchase Price.

10. Notices.

All notices or other communications hereunder shall be in writing and shall be deemed duly given if addressed and delivered to the respective parties' addresses, as set forth below: (i) in person; (ii) by Federal Express or similar overnight carrier service; (iii) mailed by certified or registered mail, return receipt requested, postage prepaid; or (iv) sent by facsimile with electronic confirmation of receipt thereof and with concurrent notice given by another method permitted hereunder. Such notices shall be deemed received upon the earlier of receipt or, if mailed by certified or registered mail, three (3) days after such mailing or, upon delivery if sent via facsimile on or before 5:00 p.m. PST on a business day or, if delivered after that time or on a day other than a business day, on the following business day. Seller and Purchaser may from time to time by written notice to the other designate another address for receipt of future notices.

If to Seller:

Stallion Springs Community Service District

\_\_\_\_\_  
\_\_\_\_\_  
Attention: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Facsimile: \_\_\_\_\_



11.3 Purchaser's Deliveries. At the Closing, Purchaser shall deliver the following documents, each executed and, if required, acknowledged, or take the following actions, as appropriate:

11.3.1 pay Seller the Purchase Price;

11.3.2 the agreements, statements, or letters referred to in Sections 11.2.2, 11.2.3, and 11.2.6;

11.3.3 a counterpart of the Transfer Tax Declarations, if applicable;

11.3.4 an original counterpart of the Lease executed by Purchaser; and

11.3.5 such closing documents consistent with this Agreement along with such other instruments as are reasonably required by Escrow Agent/Title Company or otherwise required to close escrow.

11.4 Possession. Purchaser shall be entitled to possession of the Property upon conclusion of the Closing.

12. Default; Failure of Condition.

12.1 Seller's Remedies. If Purchaser fails to deposit the remainder of the Purchase Price in the time and manner set forth in this Agreement or to perform when due any other act required by this Agreement or otherwise breaches this Agreement, Seller's sole and exclusive remedy will be to cancel this Agreement and the Escrow, such cancellation to be effective immediately upon Seller giving written notice of cancellation to Purchaser and Title Company/Escrow Agent. Upon such cancellation, Seller will be entitled to receive all earnest money deposits in the Escrow (and Title Company/Escrow Agent is hereby instructed to deliver such deposits to Seller), all as liquidated damages and not as a penalty, the parties agreeing and stipulating that the exact amount of damages would be extremely difficult to ascertain and that the earnest money deposits constitute a reasonable and fair approximation of such damages

12.2 Purchaser's Remedies. If Seller fails to perform when due any act required by this Agreement to be performed or otherwise breaches this Agreement, then, in addition to whatever other remedies are available to Purchaser at law or in equity, including the right to have specific performance of this Agreement, Purchaser may cancel this Agreement and the Escrow, such cancellation to be effective immediately upon Purchaser giving written notice of cancellation to Seller and Title Company/Escrow Agent. Upon such cancellation, Purchaser will be entitled to a return of all earnest money deposits and Title Company/Escrow Agent is hereby instructed to deliver any such deposits to Purchaser. In addition, Seller shall also reimburse Purchaser for Purchaser's out of pocket costs and expenses incurred in connection with its investigation and/or diligence of the Property, and Purchaser's costs in entering into this Agreement.

12.3 Waiver of Trial by Jury. The respective parties hereto shall and hereby do waive trial by jury in any action, proceeding or counterclaim brought by either of the parties hereto against the other on any matters whatsoever arising out of or in any way connected with this Agreement, or for the enforcement of any remedy under any statute, emergency or otherwise.

to delay the Closing; and (ii) neither party shall be obligated to execute any note, contract, deed or other document, except a reasonable and customary acknowledgment of the other party's assignment of its rights under this Agreement to a qualified intermediary, nor shall either party be obligated to take title to any property other than the Property as otherwise contemplated in this Agreement or incur additional expense for the benefit of the other party. Each party shall indemnify and hold the other harmless against any liability arising or is claimed to have arisen on account of any exchange proceeding which is initiated on behalf of the indemnifying party. The terms of this Section 14.7 shall survive the Closing and the transfer of title.

14.8 Captions. The captions in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope of this Agreement or the scope or content of any of its provisions.

14.9 Attorneys' Fees. In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and costs.

14.10 No Partnership. Nothing contained in this Agreement shall be construed to create a partnership or joint venture between the parties or their successors in interest.

14.11 Time of Essence. Time is of the essence in this Agreement.

14.12 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument. This Agreement may be executed by a party's signature transmitted by facsimile or e-mail, and copies of this Agreement executed and delivered by means of faxed or e-mailed signatures shall have the same force and effect as copies hereof executed and delivered with original signatures. All parties hereto may rely upon faxed or e-mailed signatures as if such signatures were originals. All parties hereto agree that a faxed or e-mailed signature page may be introduced into evidence in any proceeding arising out of or related to this Agreement as if it were an original signature page.

14.13 Basic Terms Sheet. The Basic Terms Sheet attached to this Agreement and incorporated by reference herein sets forth the basic terms of the transaction for the benefit and convenience of the parties. Notwithstanding the foregoing, to the extent of any conflict between the terms and provisions of the Basic Terms Sheet and this Agreement, the terms and provisions of this Agreement shall govern and control.

14.14 Calculation of Time Periods. Unless otherwise specified, in computing any period of time described herein, the date of the act or event after which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless such last day is a Saturday, Sunday or legal holiday for national banks in the location where the Property is located, in which event the period shall run until the end of the next day which is neither a Saturday, Sunday or legal holiday. The last day of any period of time described herein shall be deemed to end at 5:00 p.m. PST.

14.15 No Recording. Neither this Agreement nor any memorandum or short form hereof shall be recorded or filed in any public land or other public records of any jurisdiction, by either party and any attempt to do so may be treated by the other party as a breach of this Agreement.

[SIGNATURES ON FOLLOWING PAGE(S)]

A fully executed copy of this Agreement has been received by the Title Company/Escrow Agent's agent this \_\_\_\_ day of May, 2018, and by execution hereof the Title Company/Escrow Agent's agent hereby covenants and agrees to be bound by the terms of this Agreement.

\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

SIGNATURE PAGE

**EXHIBIT B**  
**LIST OF CONTRACTS**



# STALLION SPRINGS COMMUNITY SERVICES DISTRICT

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

## AGENDA SUPPORTING INFORMATION

### Agenda #23

Subject: Approval of Road Contract not to exceed \$1.8 million dollars and authorize the Board President to sign a contract with Griffith Company, the lowest bidder for the work.

Submitted by: David Aranda, General Manager

Meeting Date: June 19, 2018

Background: A few months ago, the General Manager brought to the attention of the Board the concern that many roads in Stallion are in desperate need of work.

The Board approved a major road contract and the borrowing of \$1.5 million dollars. The thought process in in doing this is to "catch up" on all the road work. Failure to do such would result in the roads deteriorating further and thus costing the district more in the long run.

The District engineer put the bid package together (available in my office to see the scope of work) and advertising the low bidder at \$1,529,251. Bowman, Burtch and Granite submitted bids but all three were higher than Griffith.

The combination of the \$1.5 million dollars borrowed and the money currently in the road reserve fund will allow the District to make change orders for necessary work that may come up. An example is, there were two leaks on Dike Ct. that now requires road work on that street).

The dollar amounts do not match exactly but what should be noted is that the budget on the spreadsheet, if approved, will be the dollars inputted for the upcoming fiscal year.

Recommendation: The General Manager is requesting that the Board approve expending up to \$1.8 million dollars on the road contract work which includes the Griffith contract and change orders for possible additional work required. The General Manager is also requesting that the Board approve authorizing the Board President to sign the contract with Griffith Company.



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## AGENDA SUPPORTING INFORMATION

### Agenda #24

**Subject:** Approval to increase rates for various services the District charges for.

**Submitted by:** David Aranda, General Manager

**Meeting Date:** June 19, 2018

**Background:** The District established fees for certain services over 20 years ago. This ASI is requesting Board approval to increase a number of those fees. The attached sheet shows the description of the current and recommended service fee to be effective July 1, 2018.

**Recommendation:** Approve the new fee structure for SSCSD.

<b>DESCRIPTION</b>	<b>Current Rate</b>	<b>Proposed Rate</b>
<b>ArtCom Applications:</b>		
Single Family Dwelling	\$400.00	\$600.00
Additions requiring Kern County Building Permits	\$45.00	\$55.00
Other Items-(1) Structures with exterior walls and/or roof, outbuildings. (2) All other structures/signs. (3) Tree or rock removal, exterior re-painting/resurfacing, new or similar repair work.	No fee	\$5.00
<b>Multi-Residential Dwelling</b>	\$600.00	\$1,000.00
<b>Units and Non-residential/Commercial</b>	\$150/unit for each additional unit	\$200/unit for each additional unit
<b>Non-Resident Refuse</b>	\$80.88/6 months	\$120.00/6 months
<b>Driveway Encroachment Application</b>	\$50.00	\$65.00



# STALLION SPRINGS COMMUNITY SERVICES DISTRICT

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## AGENDA SUPPORTING INFORMATION

### Agenda #25

**Subject:** Post approval to approved sewer jetting/videoing agreement with Clay's Jetting Service for \$99,420.

**Submitted by:** David Aranda, General Manager

**Meeting Date:** June 19, 2018

**Background:** The District has had the State of California Water Quality Control Board upset due to our lack of responsiveness to the Wastewater facilities.

Al and I have worked very closely with the State Board Representative in attempting to meet the State requirements. This primarily involved a salinity report that should have been done a few years ago. The report was accomplished and submitted to the State a few months ago, but with the report the State wanted a punch list of what the District would do about salinity issues.

The response to the State, which was accepted, was to send out a survey to wastewater users along with a letter explaining the problems with certain homes (water softeners are the biggest problem) in an attempt to obtain some information in regard to the salinity issue. Part of the punch list involved videotaping the main sewer laterals. In addition to the issue of salinity in the District has not videotaped or jetted the existing sewer mains since 1994.

Infiltration in the wastewater pipeline infrastructure is causing very high flows, causing disruption and costing the District additional operating money to meet the chemical and operational demands.

AL and I searched for a company that would do a proper job, but could only find the same company used in 1994, thus the request to approve the job.

This is a must do and will provide many benefits to the District. Infiltration problems will be identified and addressed, the States request will be met and the ability to see potential piping problems will be identified.



The timing requirements between what the State desired to see and the window of time that Clay could do the work prompted me to give the go ahead to Clay. The approval of this agreement is to satisfy the requirements of the auditor and to ensure that the Board approves the agreement.

**Recommendation:** Approve authorizing Clay Jetting Service to video/jet the sewer main lines.



1994

Contractor's License #674109

867 Guadalupe Street, Guadalupe, CA 93434 | P: 1-800-928-CLAY (2529) | F:866-728-8770 | info@clays-septic.com | www.clays-septic.com

Date: May 23, 2018

**Proposal Submitted To:**

Name: Stallion Springs CSD  
Contact: Al White  
Street: 27800 Stallion Springs Drive  
City: Tehachapi  
State: Ca Zip: 93561  
Telephone: (661) 822-3268  
APN:

**Work To Be Performed At:**

Street: 27800 Stallion Springs Drive  
City: Tehachapi  
State: CA Zip: 93561  
 Permits Included (up to \$1000.00)  
 Permits Not Necessary  
 Not Responsible for Permits  
Irrigation must be kept off the week before

**We hereby submit specifications and estimates for:**

- Bid to jet sewer main lines up to 32,000 linear feet, from manhole to manhole.
- Bid to video sewer main lines up to 32,000 linear feet with recordings and documentation of any problem areas, from manhole to manhole

**Assumptions:**

- o 2 passes with jetter per 500 feet at 500 feet per hour. Anything beyond 2 passes per 500 feet or 500 feet per hour, will be discussed and charged at an hourly rate of \$690 per hour.
- o Videoing at a rate of 500 feet per hour. Anything beyond 500 feet per hour will be discussed and charged at an hourly rate of \$690 per hour.
- o Completion of entire job in 3 setups over a 15-day period. Anything beyond 3 setups or 15 days will be discussed and charged.
  - Hourly rate \$690
  - Additional setups \$2100 plus \$300 per day.

**Total Bid: \$99,420**

**Note:**

1. Must have water available
2. Net due upon receipt. Invoices not paid within 30 days may be subject to a 1-1/2% per month charge

**Exclusions:**

- Anything not specifically listed above and including, but not limited to the following:
1. Permits
  2. Inspections
  3. Construction water
  4. Job site dust control / dust control plan
  5. Storm water pollution prevention plan, implementation or monitoring
  6. Traffic control plan or traffic control
  7. Job site security
  8. Unforeseen repairs to existing utilities
  9. Liquidated damages
  10. Removal or replacement of asphalt and/or concrete

**Bid does not include any previous work**

Bid includes all labor, material, and equipment necessary to complete job. If excess clean soil and asphalt needs to be hauled away, add \$550.00 to this bid. We are not responsible for landscaping, sprinklers, animals, sidewalks, driveways, fencing, trees, soil conditions, soil settling, underground water, or the condition of any pipe adjacent to or nearby our specified work area or any known, unknown, unmarked, or underground wires, pipes, or drains and the intersection of sewer lines or utility lines where they cross our excavation.

**This bid is pending all administrative authorities' approval.**

**If bid is accepted, please sign copy and email, fax or mail back to us. Clay's Septic will warranty our labor and repairs for a period of two years from date of service, and the above work to be performed and completed in a substantial workmanlike manner for the sum of: \$99,420.00**

**Ninety-Nine Thousand Four Hundred and Twenty Dollars**

Method of payment: Cash {    }    Check {    }    Credit Card {    }    Escrow {    } (check one)

Payment is due immediately after services are rendered. Clay's Septic & Jetting, Inc. reserves the right in its sole discretion to modify or alter this payment requirement.

Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control.

"Notice to owner" (Section 7019- Contractors License Law) Under the Mechanics' Lien Law, any contractor, subcontractor, laborer, materialman or other person who helps to improve your property and is not paid for his labor, services or material, has a right to enforce his claim against your property. Under the law, you may protect yourself against such claims by filing, before commencing such work or improvement, an original contract for the work of improvement or modification thereof, in the office of a county recorder of the county where the property is situated and requiring that a contractor's payment bond be recorded in such office. Said bond shall be an amount not less than fifty percent (50%) of the contract price and shall, in addition to any conditions for the performance of the contract, be conditioned for the payment in full of the claims of all persons furnishing labor, services, equipment or materials for the work described in said contract.

Submitted by Clay's Septic & Jetting Inc. State License No. 674109 C36 C42 \_\_\_\_\_  
David Medina

Note- Clay's Septic & Jetting reserves the right to rescind this contract pending the location of utilities, if not accepted within 30 days or modifications made to contract without prior knowledge to both preparer & customer.

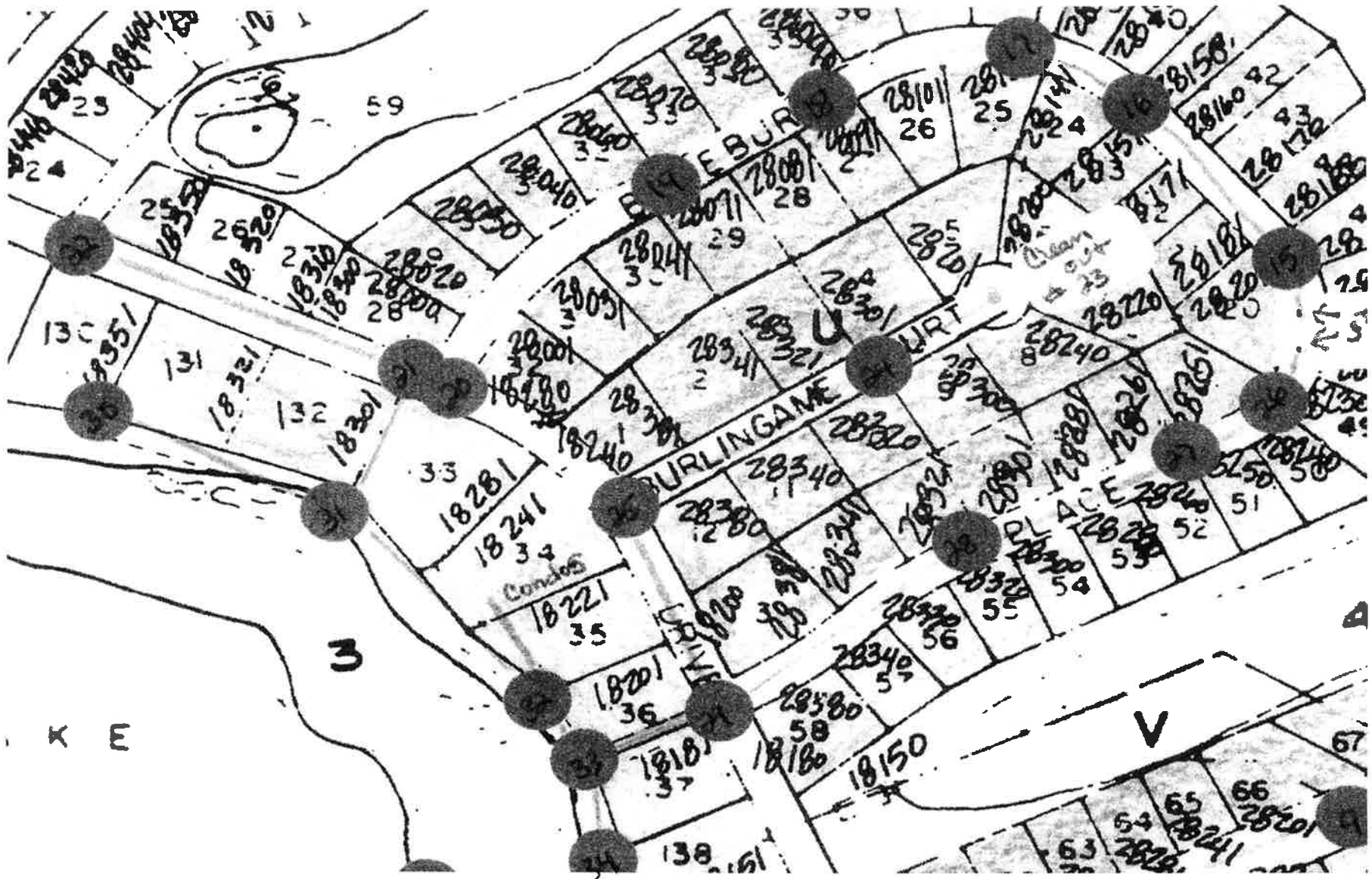
Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payment will be made as outlined above.

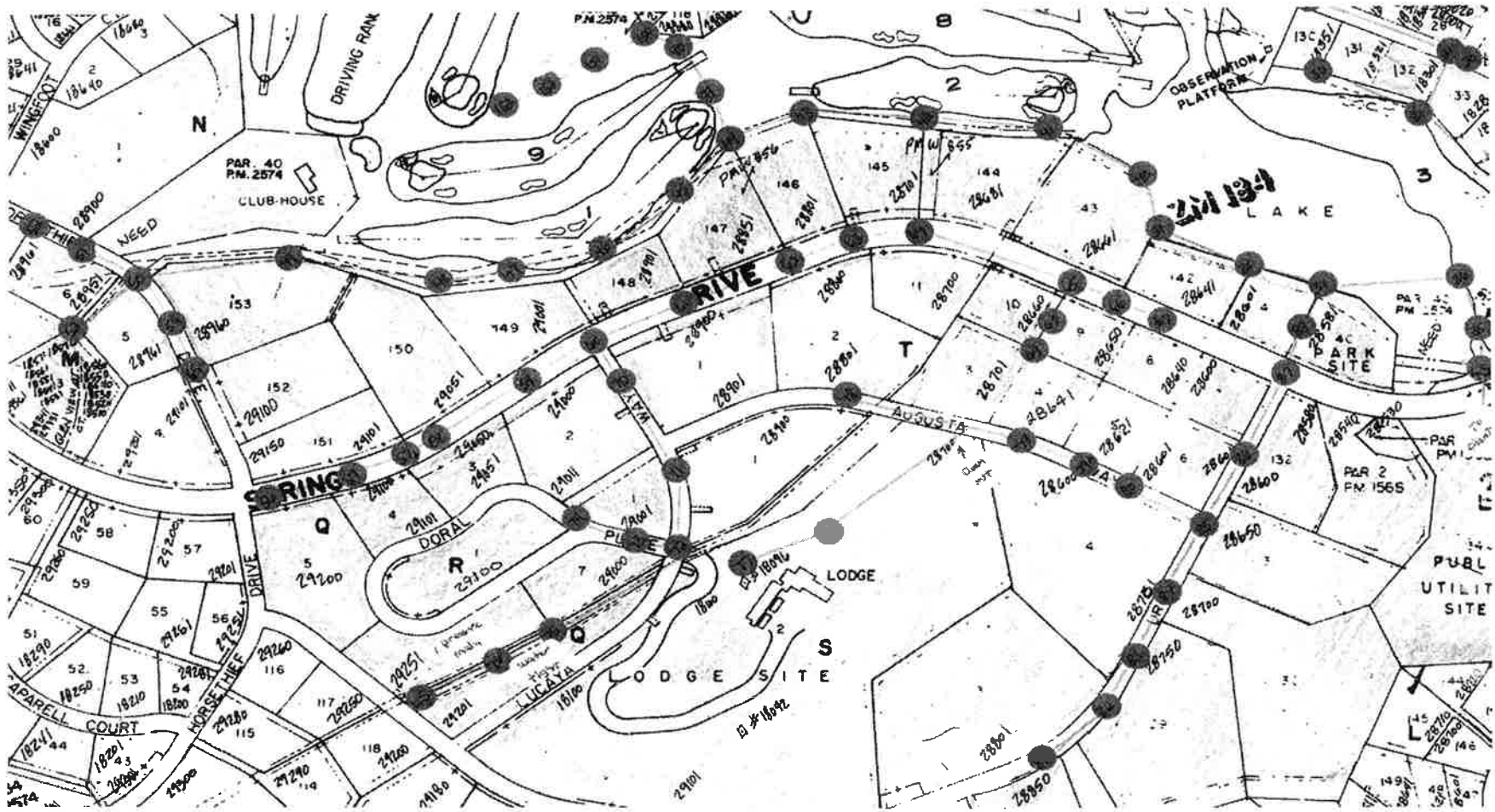
Accepted by \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Contractors are required by law to be licensed and regulated by the Contractor's State License Board. Any questions concerning a contractor may be referred to the Registrar, Contractors State License Board, (3132 Bradshaw Road,) Sacramento, California. (Mailing Address: P O Box 26000, Sacramento, California 95826)

# Priority I&I Map #1



# Priority I&I Map #2



# Priority I&I Map #3

