



BELL CANYON COMMUNITY SERVICES DISTRICT
30 HACKAMORE LANE
BELL CANYON, CALIFORNIA 91307

MINUTES OF BELL CANYON CSD SPECIAL MEETING ON April 9, 2024:

In accordance with Government Code Section 54954, Notice is hereby given that the Board of Directors of the Bell Canyon Community Services District held a Special meeting at 7:00 PM on April 9, 2024, to consider those items set forth in the posted agenda, except in accordance with Government Code Section 54954.2(b). Please note that the Board reserved the right to modify the order (listed in the agenda) in which items were heard.

1. Call to Order and Roll Call: The meeting commenced at 7:09 PM. Directors present were Judy Lantz, Richard Levy, Michael Robkin (President) and Eric Wolf. Also present was Gregory McHugh, Interim General Manager, and Pam Lee, District Counsel. Peter Machuga is absent.

2. The Pledge of Allegiance

3. A moment of silence was observed in memory of the victims of terror in Israel, Ukraine and elsewhere.

4. M. Robkin reviewed the rules of behavior due to hybrid nature of meeting using Zoom along with a live audience.

5. Public Comments on Agenda Items.

In accordance with Government Code Section 54954.3, every agenda for a special meeting of the Board of Directors shall provide an opportunity for members of the public to directly address the legislative body on any item listed on this agenda, provided that no action shall be taken on any item not appearing on the agenda unless that action is otherwise governed by Government Code Section 54954.2[b]. Public forum will be conducted with each agenda item.

Request to BCCC for refund:

Olga Damascus stated that what was received from the BCCC was not a message but a written statement.

FY23 Audit results:



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Olga Damascus stated that this is no different from the last meeting and cannot be approved.

6. Minutes for 3/8/24

M. Robkin moved that the minutes be approved. R. Levy seconded. After discussion the motion was amended to include J. Lantz's memo from Kevin Keegan in the approved minutes. Richard seconded. The revised motion passed as follows:

Ayes: J. Lantz, R. Levy, M. Robkin

Noes:

Abstain: E. Wolf

Absent: P. Machuga

7. Consider requesting BCCC for refund of prior rent payments

J. Lantz read Kevin Keegan's memo. J. Lantz felt we are overpaying rent. BCCC treating the Districts \$550 payments as overpayment, not rent for 2A and 2B. They are only booking \$275 as payment for 2b and recording the balance as advance payments. M. Robkin stated that the District is paying accurately for this item.

8. Cleanup Day.

G. McHugh provided a description of activities and locations for Clean-up day on Saturday, April 20, 9 AM – 1 PM. CERT has agreed to provide traffic control. See document in agenda packet.

9. Receive and file FY23 audit results.

M. Robkin moved that the FY23 audit report be received and files. Richard seconded. The motion passed as follows

Ayes: R. Levy, M. Robkin, E. Wolf

Noes: J. Lantz

Abstain:

Absent: P. Machuga



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10. Discussion of J. Lantz's mailing list from her "CSD" web site she sent to G. McHugh on 3/25/24.

This is from the database on the Constant Contact server from data entered on the official web site.

11. Review and approve existing legal bills.

E. Wolf moved that the bills be approved. Seconded by M. Robkin.

Some discussion on reasons that include the Olga Damascus TRO.

Motion passed as follows:

Ayes: J. Lantz, R. Levy, M. Robkin, E. Wolf

Noes:

Abstain:

Absent: P. Machuga

12. Discussion – AT&T as carrier of last resort

Reviewed letter from Ventura County Board of Supervisors. Also suggested letter to be sent to Ventura County Board of Supervisors. See agenda packet. Authorized letter to Ventura County Board of Supervisors.

P. Lee suggested that letters from individual residents to the CPUC can make a difference.

13. Discussion – Application for new latent powers

Transportation – can include parking and bus transportation for disabled and seniors. E. Wolf moved that the President and Interim General Manager be authorized to initiate discussions with LAFCo and submit an application for transportation powers. Seconded by J. Lantz.

Motion passed as follows:

Ayes: J. Lantz, R. Levy, M. Robkin, E. Wolf

Noes:

Abstain:

Absent: P. Machuga



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Other Powers: J. Lantz suggested we include this in the discussion with LAFCo. What would they consider? P. Lee stated they will consider anything listed under Gov't. Code Section 61100. She also said that the application process can take anywhere from 12 to 24 months. The Interim General Manager is to distribute the list of possible powers (61000) to the board.

14. Consider expansion of existing powers

Security – M. Robkin suggested security cameras for the office and CSD parcels.

15. Discussion – Committee Reports

Documents committee – no progress

Trash Bin Ordinance – no progress. Future changes to state law are coming. We should wait until the law stabilizes before we rewrite this ordinance.

J. Lantz suggested a community composting station. P. Lee pointed out that the material for composting must be diverted before it is placed in the green bin. Once in the bin it is the property of WM.

16. CHP update. Receive and file.

E. Wolf moved that the update be received and filed. M. Robkin seconded. The motion passed as follows:

Ayes: J. Lantz, R. Levy, M. Robkin, E. Wolf

Noes:

Abstain:

Absent: P. Machuga

17. Alternate venues for movie night

Multiuse parcel

Equestrian Center – but not close to the horses- Sandy area near the lower pen?



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Need to hire a Rec Events Coordinator to hold events.

Need to talk to LAFCo about rec events including property or services.

Hosting events on property we do not own is a concern. Will plan events on our property.

E. Wolf moved that we start having events on the multiuse parcel since we own it. J. Lantz seconded. The motion passed as follows:

Ayes: J. Lantz, M. Robkin, E. Wolf

Noes:

Abstain: R. Levy

Absent: P. Machuga

**18. Discussion – improvements to audio visual technology of CSD
Zoom meetings**

What are we using tonight? Ask P. when he returns if this microphone is donated or if not, what brand is it?

19. Credit Card Logs – receive and file

E. Wolf moved to accept the credit card logs. R. Levy seconded. The motion passed as follows:

Ayes: J. Lantz, R. Levy, M. Robkin, E. Wolf

Noes:

Abstain:

Absent: P. Machuga

20. SUV log – receive and file

E. Wolf moved to accept the SUV log. R. Levy seconded. The motion passed as follows:

Ayes: J. Lantz, R. Levy, M. Robkin, E. Wolf

Noes:

Abstain:

Absent: P. Machuga



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21. Discussion – Review 3/18/24 email received from Olga Damascus

E. Wolf moved that this item be tabled to a future meeting as this was requested by P. Machuga and he is not in attendance. Seconded by Judy. The motion passed as follows:

Ayes: J. Lantz, R. Levy, M. Robkin, E. Wolf

Noes:

Abstain:

Absent: P. Machuga

22. Closed Session

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
(Govt. § 54956.9(d)(4)) – 2 matters

1st matter – no reportable action

2nd matter - *Direction has been given by a vote of 2 Yes to 1 No (No: J. Lantz) with (Recused: E. Wolf, Absent: P. Machuga) to retract the direction given on 12/12/23 to file for declaratory relief and a writ of mandate with respect to the BCCC and instead to file for declaratory relief and a writ of mandate with respect to the BCA and BCCC regarding the rights and obligations of the parties to the Lease of Office 2A and 2B at the Bell Canyon Community Center.*

CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code § 54956.8.)

Property: 685-0-060-235

Agency negotiator: Interim General Manager

Negotiating parties: Bell Canyon Community Center and Bell Canyon Association

Under negotiation: price and terms

No reportable Action



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23. Next Meeting

The next regular meeting is Monday, April 22, 2024, at 7:00 PM

24. Adjournment

The meeting was adjourned at 9:05 PM