



Tehachapi Valley

Recreation & Park District

**TEHACHAPI VALLEY
RECREATION AND PARK DISTRICT
490 WEST D STREET, TEHACHAPI, CA 93561**

**REGULAR BOARD MEETING
TUESDAY, SEPTEMBER 20, 2022, 5:30 P.M.**

BOARD OF DIRECTORS

**IAN STEELE, CHAIRPERSON
KALEB JUDY, VICE-CHAIRPERSON
DWIGHT DREYER, DIRECTOR
SANDY CHAVEZ, DIRECTOR
MARYANN PACIULLO, DIRECTOR**

A G E N D A

1. FLAG SALUTE

2. ROLL CALL

3. PUBLIC COMMENTS

The Tehachapi Valley Recreation and Park District Board of Directors welcome public comments on any items within the subject matter jurisdiction of the District. We respectfully request that this public forum be utilized in a positive and constructive manner. Items addressed during Public Comment section are generally matters not included on the posted agenda and therefore the Board will take no action at this meeting. Such items, however, may be added to a future meeting's agenda. Speakers are limited to two (2) minutes. Please state your name or organization represented, if any, before making presentation. Thank you.

4. CONSENT CALENDAR

All items listed on the Consent Calendar shall be considered routine and will be enacted by one vote. There will be no separate discussion of these items unless a member of the Board request specific items to be removed from the Consent Calendar for separate action.

- A. Clerk Declaration of Posting of Agenda 72 Hours in Advance of Meeting (Page 3).
- B. Approval of Minutes from the Regular Board Meeting held June 28, 2022 (Pages 4-6).
- C. Approval of the Preliminary Financial Reports for July 2022, (Pages 7-16).

5. INTERIM RECREATION MANAGER REPORT

6. PARK & FACILITIES MAINTENANCE SUPERVISOR REPORT

7. DISTRICT MANAGER REPORT

8. AGENDA ITEMS

A. Presentation by Jeff Land with Brandis Tallman and Sara Mares with NBS, Discussion, (Pages 17-41).

9. BOARD OF DIRECTORS' TIME

Opportunity for the Board to comment on items not listed on the agenda.

10. ADJOURNMENT

Adjourn to the next Regular Meeting of the Board of Directors of the Tehachapi Valley Recreation and Park District scheduled on October 18, 2022.



Tehachapi Valley

Recreation & Park District

CERTIFICATE OF POSTING AGENDA

I, the Clerk of the Tehachapi Valley Recreation and Park District Board of Directors hereby certify that a copy of the September 20, 2022, Regular Board Meeting Agenda was posted at the following public places within the District on Friday, September 16, 2022, at 5:30 P.M. approximately:

- TVRPD District Office, 490 West D Street, Tehachapi, California 93561
- The TVRPD Web site at www.tvrpd.org

The agenda and related documents were also provided to the Tehachapi Valley Recreation and Park District Board of Directors on the 16th day of September 2022.

Dated this 16th day of September 2022.

Carrie Champlin

Carrie Champlin

Clerk of the Board of Directors

**REGULAR BOARD MEETING
OF THE TEHACHAPI VALLEY RECREATION AND PARK DISTRICT
TUESDAY, JUNE 28, 2022, 5:30 P.M.**

CALL TO ORDER: Board Meeting Convened By Vice-Chairperson Judy at 5:30 P.M.

BOARD MEMBERS: Ian Steele, Chairperson
Kaleb Judy, Vice-Chairperson
Sandy Chavez, Director
Dwight Dreyer, Director
Maryann Paciullo, Director

1. **FLAG SALUTE:** Corey Torres led the flag salute.

2. **ROLL CALL:** Director Paciullo.

3. **PUBLIC COMMENTS:** None.

4. **CONSENT CALENDAR:**

A. **Secretary Declaration of Posting of Agenda 72 hours in Advance of Meeting.**

Declaration by the Clerk of the Board of Directors that the agenda was posted at least 72 hours in advance of meeting.

BOARD APPROVED SECRETARY DECLARATION.

Judy - Chavez: Ayes: Steele; Judy; Chavez; Dreyer

Noes: None. Motion carried.

Absent: Paciullo.

B. **Approval of the Preliminary Financial Reports for April 2022.**

BOARD APPROVES THE PRELIMINARY FINANCIAL REPORTS FOR APRIL 2022.

Judy - Chavez: Ayes: Steele; Judy; Chavez; Dreyer

Noes: None. Motion carried.

Absent: Paciullo.

C. **Approval of the Minutes from the Regular Board Meeting held February 15, 2022.**

BOARD APPROVES THE MINUTES FROM THE REGULAR BOARD MEETING HELD FEBRUARY 15, 2022.

Judy - Chavez: Ayes: Steele; Judy; Chavez; Dreyer

Noes: None. Motion carried.

Absent: Paciullo.

5. RECREATION MANGER REPORT

Recreation Manager Ashley Krempien gave the report.

Report on file

6. PARK AND FACILITIES MAINTENANCE SUPERVISOR REPORT

Park and Facilities Maintenance Supervisor Kent Beal gave the report.

Report on file

7. DISTRICT MANAGER REPORT

District Manager Torres gave the report.

Report on file

8. AGENDA ITEMS

A. Discussion/Approval of a Partnership with Golden Hills Community Services District for Grant Opportunities.

BOARD APPROVES PARTNERSHIP WITH GOLDEN HILLS COMMUNITY SERVICES DISTRICT FOR GRANT OPPORTUNITIES.

Chavez - Judy: Ayes: Steele; Judy; Chavez; Dreyer

Noes: None. Motion carried.

Absent: Paciullo.

B. Award of Bid for West Park Play Structure and Swing Set Installation, Resolution #6-22.

BOARD AWARDS THE BID FOR WEST PARK PLAY STRUCTURE AND SWING SET INSTALLATION, RESOLUTION #6-22.

Dreyer - Chavez: Ayes: Steele; Judy; Chavez; Dreyer

Noes: None. Motion carried.

Absent: Paciullo.

C. Discussion/Approval of Tehachapi Valley Recreation and Park District's Preliminary Budget for Fiscal Year 22/23.

1. Public Hearing – Opened at 5:50 P.M.

No comments.

Public Hearing - Closed at 5:52 P.M.

2. Approval of Tehachapi Valley Recreation and Park District's Preliminary Budget for Fiscal Year 2022/2023 - Discussion/Approval, Resolution #7-22.

BOARD APPROVES TEHACHAPI VALLEY RECREATION AND PARK DISTRICT PRELIMINARY BUDGET FOR FISCAL YEAR 2022/2023, RESOLUTION #7-22.

Judy - Chavez: Ayes: Steele; Judy; Chavez; Dreyer

Noes: None. Motion carried.

Absent: Paciullo.

9. CLOSED SESSION

a. Public Employee Performance Evaluation – District Manager Government Code Section 54957 (b)(1).

REPORT FROM CLOSED SESSION –
NO ACTIONABLE ITEMS TO REPORT.

10. BOARD OF DIRECTORS TIME:

The board thanked TVRPD staff and District Manager Torres for all their hard work.

11. ADJOURNMENT

Having no further business, the meeting was adjourned at 6:55 P.M. to the Regular Board meeting of the Directors of Tehachapi Valley Recreation and Park District scheduled on July 19, 2022.

Chavez - Dreyer: Ayes: Judy; Chavez; Dreyer

Noes: None. Motion carried.

Absent: Steele.

Respectfully Submitted,

Carrie Champlin

Clerk of the Board



Tehachapi Valley Recreation and Park District

Balance Sheet
As of July 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 Cash in County Treasury General Fund	558,727.95
1004 Check BOTS 4470	166,429.53
1005 County Treasury Capital Projects Fund	310,603.56
1006 County FMV	9,306.00
1051 Change Fund	1,100.00
1100 Petty Cash Fund	400.00
Total Bank Accounts	\$1,046,567.04
Accounts Receivable	
1200 Accounts Receivable	12,000.00
Total Accounts Receivable	\$12,000.00
Other Current Assets	
1092 Credit Card Receivables	-21,188.83
1093 Heartland Merchant Services Receivable	57,229.85
1094 Reserve America Credit Cards Receivable	-69.06
1096 Undeposited Funds	2,500.00
1210 Inventory Asset	4,122.63
Total Other Current Assets	\$42,594.59
Total Current Assets	\$1,101,161.63
Fixed Assets	
1150 Land	166,734.76
1161 Building	540,391.52
1162 Improvements	3,115,936.51
1162.1 Improvement Work in Progress	34,476.50
1163 Equipment	1,651,513.28
1166 Furniture & Fixtures	30,946.00
1167 Machinery	61,018.87
1170 Accumulated Depreciation	-3,310,606.00
1180 Fleet Vehicles and Equipment	162,609.22
Total Fixed Assets	\$2,453,020.66
Other Assets	
1901 DOR-Pension Contributions	57,581.00
1903 DOR-Pension Related	65,678.00
Total Other Assets	\$123,259.00
TOTAL ASSETS	\$3,677,441.29
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable-General Fund	31,367.96



Tehachapi Valley Recreation and Park District

Balance Sheet
As of July 31, 2022

	TOTAL
Total Accounts Payable	\$31,367.96
Credit Cards	
2010 Cardmember Services Payable	13,386.77
Total Credit Cards	\$13,386.77
Other Current Liabilities	
2021 Accrued Salaries & Wages	33,160.93
2022 Accrued Employer PR Taxes	3,345.79
2024 Accrued Vacation, Sick, & Comp Time	76,338.04
2200 Suspense	-159.03
2207 Sales tax payable	2.87
2210 Payroll Liabilities	5,631.84
2311 Accrued Interest Payable	-5,870.03
Total Other Current Liabilities	\$112,450.41
Total Current Liabilities	\$157,205.14
Long-Term Liabilities	
2310 Loan Payable 2016	404,667.00
2900 Net Pension Liability	290,330.00
2902 DIR-Pension Related	39,105.00
Total Long-Term Liabilities	\$734,102.00
Total Liabilities	\$891,307.14
Equity	
3010 Net Investment In Capital Assets	1,259,722.94
3020 Restricted Funds	532,032.84
3110 Retained Earnings	1,194,054.79
Net Income	-199,676.42
Total Equity	\$2,786,134.15
TOTAL LIABILITIES AND EQUITY	\$3,677,441.29



Tehachapi Valley Recreation and Park District

Profit and Loss

July 2022

	TOTAL		
	JUL 2022	JUL 2022 (YTD)	% OF INCOME
Income			
4010 Property Taxes	4,890.69	4,890.69	7.41 %
4020 Interest Income	2,109.60	2,109.60	3.20 %
4020.1 Interest Income Cap Proj Fund	813.52	813.52	1.23 %
4030 Adult Program Revenues	5,605.00	5,605.00	8.49 %
4050 Facility Revenue	19,047.28	19,047.28	28.86 %
4210 Events Revenues	1,805.00	1,805.00	2.73 %
4213 Operational Grants	3,200.00	3,200.00	4.85 %
4300 Youth Program Revenues	34,973.70	34,973.70	52.98 %
4650 Discounts given	-6,480.43	-6,480.43	-9.82 %
4704 Sales	42.64	42.64	0.06 %
Total Income	\$66,007.00	\$66,007.00	100.00 %
Cost of Goods Sold			
5001 Adult Program Costs	553.41	553.41	0.84 %
5004 Contracted Classes Costs	100.00	100.00	0.15 %
5005 Events Costs	3,249.76	3,249.76	4.92 %
5008 Youth Program Costs	2,797.62	2,797.62	4.24 %
Total Cost of Goods Sold	\$6,700.79	\$6,700.79	10.15 %
GROSS PROFIT	\$59,306.21	\$59,306.21	89.85 %
Expenses			
6000 Employee Costs	179,828.64	179,828.64	272.44 %
7010 Advertising & Marketing	3,189.81	3,189.81	4.83 %
7020 Bank Service Charges	2,043.84	2,043.84	3.10 %
7025 Cash Short/Over	-35.00	-35.00	-0.05 %
7030 Dues & Subscriptions	5,027.66	5,027.66	7.62 %
7035 Equipment Rents & Leases	560.21	560.21	0.85 %
7050 Insurance	32,206.00	32,206.00	48.79 %
7056 Interest Expense	1,174.08	1,174.08	1.78 %
7060 Licenses & Fees	2,410.31	2,410.31	3.65 %
7070 Maintenance	7,526.87	7,526.87	11.40 %
7084 Meals & Entertainment	538.60	538.60	0.82 %
7090 Office Supplies	2,206.66	2,206.66	3.34 %
7120 Professional Development	1,676.71	1,676.71	2.54 %
7150 Professional Fees	13,096.50	13,096.50	19.84 %
7180 Security	369.45	369.45	0.56 %
7210 Telephone and Internet	1,358.50	1,358.50	2.06 %
7230 Uniforms & Apparel	343.66	343.66	0.52 %
7250 Utilities	11,871.13	11,871.13	17.98 %
Total Expenses	\$265,393.63	\$265,393.63	402.07 %



Tehachapi Valley Recreation and Park District

Profit and Loss

July 2022

	TOTAL		
	JUL 2022	JUL 2022 (YTD)	% OF INCOME
NET OPERATING INCOME	\$ -206,087.42	\$ -206,087.42	-312.22 %
Other Income			
8040 TVRPD Development Fee Revenues	6,411.00	6,411.00	9.71 %
Total Other Income	\$6,411.00	\$6,411.00	9.71 %
NET OTHER INCOME	\$6,411.00	\$6,411.00	9.71 %
NET INCOME	\$ -199,676.42	\$ -199,676.42	-302.51 %



Tehachapi Valley Recreation and Park District

Profit & Loss Prior Year Comparison

July 2022

	TOTAL			
	JUL 2022	JUL 2021 (PY)	CHANGE	% CHANGE
Income				
4010 Property Taxes	4,890.69	3,918.03	972.66	24.83 %
4020 Interest Income	2,109.60	-136.51	2,246.11	1,645.38 %
4020.1 Interest Income Cap Proj Fund	813.52	-742.56	1,556.08	209.56 %
4030 Adult Program Revenues	5,605.00	5,569.00	36.00	0.65 %
4050 Facility Revenue	19,047.28	29,332.01	-10,284.73	-35.06 %
4210 Events Revenues	1,805.00	1,470.00	335.00	22.79 %
4213 Operational Grants	3,200.00	10,000.00	-6,800.00	-68.00 %
4300 Youth Program Revenues	34,973.70	26,434.88	8,538.82	32.30 %
4650 Discounts given	-6,480.43	-3,622.07	-2,858.36	-78.92 %
4704 Sales	42.64		42.64	
Total Income	\$66,007.00	\$72,222.78	\$ -6,215.78	-8.61 %
Cost of Goods Sold				
5001 Adult Program Costs	553.41	329.01	224.40	68.20 %
5004 Contracted Classes Costs	100.00		100.00	
5005 Events Costs	3,249.76	4,204.11	-954.35	-22.70 %
5008 Youth Program Costs	2,797.62	1,428.51	1,369.11	95.84 %
5704 Purchases for Resale		800.00	-800.00	-100.00 %
Total Cost of Goods Sold	\$6,700.79	\$6,761.63	\$ -60.84	-0.90 %
GROSS PROFIT	\$59,306.21	\$65,461.15	\$ -6,154.94	-9.40 %
Expenses				
6000 Employee Costs	179,828.64	134,852.30	44,976.34	33.35 %
7010 Advertising & Marketing	3,189.81	2,703.57	486.24	17.99 %
7020 Bank Service Charges	2,043.84	2,482.31	-438.47	-17.66 %
7025 Cash Short/Over	-35.00		-35.00	
7026 Charitable Contribution		990.00	-990.00	-100.00 %
7030 Dues & Subscriptions	5,027.66	3,250.00	1,777.66	54.70 %
7035 Equipment Rents & Leases	560.21	624.31	-64.10	-10.27 %
7050 Insurance	32,206.00	26,629.50	5,576.50	20.94 %
7056 Interest Expense	1,174.08		1,174.08	
7060 Licenses & Fees	2,410.31	1,575.00	835.31	53.04 %
7070 Maintenance	7,526.87	23,393.67	-15,866.80	-67.83 %
7084 Meals & Entertainment	538.60	102.48	436.12	425.57 %
7090 Office Supplies	2,206.66	1,834.56	372.10	20.28 %
7120 Professional Development	1,676.71		1,676.71	
7150 Professional Fees	13,096.50	7,999.50	5,097.00	63.72 %
7180 Security	369.45	364.95	4.50	1.23 %
7210 Telephone and Internet	1,358.50	1,676.32	-317.82	-18.96 %
7230 Uniforms & Apparel	343.66	176.54	167.12	94.66 %
7250 Utilities	11,871.13	9,350.38	2,520.75	26.96 %



Tehachapi Valley Recreation and Park District

Profit & Loss Prior Year Comparison

July 2022

	TOTAL			
	JUL 2022	JUL 2021 (PY)	CHANGE	% CHANGE
Total Expenses	\$265,393.63	\$218,005.39	\$47,388.24	21.74 %
NET OPERATING INCOME	\$ -206,087.42	\$ -152,544.24	\$ -53,543.18	-35.10 %
Other Income				
8040 TVRPD Development Fee Revenues	6,411.00	19,233.00	-12,822.00	-66.67 %
Total Other Income	\$6,411.00	\$19,233.00	\$ -12,822.00	-66.67 %
NET OTHER INCOME	\$6,411.00	\$19,233.00	\$ -12,822.00	-66.67 %
NET INCOME	\$ -199,676.42	\$ -133,311.24	\$ -66,365.18	-49.78 %



Tehachapi Valley Recreation and Park District

Statement of Cash Flows

July 2022

	TOTAL
OPERATING ACTIVITIES	
Net Income	-199,676.42
Adjustments to reconcile Net Income to Net Cash provided by operations:	
1200 Accounts Receivable	0.00
1092 Credit Card Receivables	21,026.03
1093 Heartland Merchant Services Receivable	1,876.76
1094 Reserve America Credit Cards Receivable	5,843.35
1201 Other Receivable	1,415.00
2000 Accounts Payable-General Fund	13,231.29
2010 Cardmember Services Payable	-1,677.37
2200 Suspense	-159.03
2207 Sales tax payable	-59.90
2207-2 Do not use 2	0.00
2211 Payroll Liabilities:CalPERS Payable	192.34
2231 Payroll Liabilities:Health Plan Payable	343.61
2241 Payroll Liabilities:AFLAC Payable	93.04
2250 Payroll Liabilities:Payroll Tax Liabilities	-163.80
2252 Payroll Liabilities:GVAP2 Payable	-23.68
2311 Accrued Interest Payable	-5,870.03
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	36,067.61
Net cash provided by operating activities	\$ -163,608.81
INVESTING ACTIVITIES	
1163 Equipment	-19,783.34
Net cash provided by investing activities	\$ -19,783.34
FINANCING ACTIVITIES	
2310 Loan Payable 2016	-17,806.00
3010 Net Investment In Capital Assets	-6,411.00
3022 Restricted Funds:Capital Projects	6,411.00
Net cash provided by financing activities	\$ -17,806.00
NET CASH INCREASE FOR PERIOD	\$ -201,198.15
Cash at beginning of period	1,250,265.19
CASH AT END OF PERIOD	\$1,049,067.04



Tehachapi Valley Park and Recreation District

TVRPD Budget vs Actual 2022-2023

July 2022

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% REMAINING
Income				
4010 Property Taxes	4,890.69	1,268,011.00	1,263,120.31	99.61 %
4020 Interest Income	2,109.60	10,000.00	7,890.40	78.90 %
4020.1 Interest Income Cap Proj Fund	813.52		-813.52	
4030 Adult Program Revenues	5,605.00	37,055.00	31,450.00	84.87 %
4050 Facility Revenue	19,047.28	230,100.00	211,052.72	91.72 %
4210 Events Revenues	1,805.00	50,375.00	48,570.00	96.42 %
4213 Operational Grants	3,200.00	52,357.00	49,157.00	93.89 %
4300 Youth Program Revenues	34,973.70	486,076.00	451,102.30	92.80 %
4610 Billable Expense Income		11,000.00	11,000.00	100.00 %
4650 Discounts given	-6,480.43	-68,000.00	-61,519.57	90.47 %
4704 Sales				
4707 Merchandise Sales-Taxable	42.64	3,500.00	3,457.36	98.78 %
Total 4704 Sales	42.64	3,500.00	3,457.36	98.78 %
Total Income	\$66,007.00	\$2,080,474.00	\$2,014,467.00	96.83 %
Cost of Goods Sold				
5001 Adult Program Costs	553.41	8,345.00	7,791.59	93.37 %
5002 Fish Stocking		25,000.00	25,000.00	100.00 %
5004 Contracted Classes Costs	100.00		-100.00	
5005 Events Costs	3,249.76	67,812.00	64,562.24	95.21 %
5008 Youth Program Costs	2,797.62	45,715.00	42,917.38	93.88 %
5704 Purchases for Resale				
5707 Merchandise Purchases		4,500.00	4,500.00	100.00 %
Total 5704 Purchases for Resale		4,500.00	4,500.00	100.00 %
Total Cost of Goods Sold	\$6,700.79	\$151,372.00	\$144,671.21	95.57 %
GROSS PROFIT	\$59,306.21	\$1,929,102.00	\$1,869,795.79	96.93 %
Expenses				
6000 Employee Costs				
6010 Wages & Salaries	121,562.47	845,000.00	723,437.53	85.61 %
6020 Employee Taxable Allowances	87.14		-87.14	
6050 Benefits				
6051 Employee MedDentalVisLife	5,455.65	76,500.00	71,044.35	92.87 %
6055 Employee Retirement CalPERS	4,142.71	61,000.00	56,857.29	93.21 %
6056 CalPERS Unfunded Liability Valuation	30,815.00	30,000.00	-815.00	-2.72 %
6058 Employer Taxes	10,903.17	74,000.00	63,096.83	85.27 %
6070 Vacation, Sick, & Admin Leave		18,000.00	18,000.00	100.00 %
6090 Worker's Compensation Insurance	6,862.50	38,000.00	31,137.50	81.94 %
6099 Pension GASB 68		100,000.00	100,000.00	100.00 %
Total 6050 Benefits	58,179.03	397,500.00	339,320.97	85.36 %



Tehachapi Valley Park and Recreation District

TVRPD Budget vs Actual 2022-2023

July 2022

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% REMAINING
Total 6000 Employee Costs	179,828.64	1,242,500.00	1,062,671.36	85.53 %
7010 Advertising & Marketing	3,189.81	32,400.00	29,210.19	90.15 %
7020 Bank Service Charges	2,043.84	19,500.00	17,456.16	89.52 %
7025 Cash Short/Over	-35.00	20.00	55.00	275.00 %
7030 Dues & Subscriptions	5,027.66	10,000.00	4,972.34	49.72 %
7035 Equipment Rents & Leases	190.18	5,000.00	4,809.82	96.20 %
7036 Maintenance Equipment Rental		800.00	800.00	100.00 %
7037 Office Equipment Rental	370.03		-370.03	
Total 7035 Equipment Rents & Leases	560.21	5,800.00	5,239.79	90.34 %
7050 Insurance				
7052 HUB Insurance		500.00	500.00	100.00 %
7055 Liability Insurance (Gen, Auto, Property)	32,206.00	56,000.00	23,794.00	42.49 %
Total 7050 Insurance	32,206.00	56,500.00	24,294.00	43.00 %
7056 Interest Expense	1,174.08	32,000.00	30,825.92	96.33 %
7060 Licenses & Fees	2,410.31	21,000.00	18,589.69	88.52 %
7070 Maintenance				
7071 Pool Chemicals	772.44	12,500.00	11,727.56	93.82 %
7072 Building & Park Maintenance	3,068.55	99,500.00	96,431.45	96.92 %
7074 Equipment Maintenance	362.06	7,200.00	6,837.94	94.97 %
7075 Fuel	1,681.22	20,000.00	18,318.78	91.59 %
7076 Janitorial Supplies	1,231.88	16,000.00	14,768.12	92.30 %
7077 Small Tools & Equipment	105.86	6,000.00	5,894.14	98.24 %
7079 Fleet Maintenance	304.86	7,500.00	7,195.14	95.94 %
Total 7070 Maintenance	7,526.87	168,700.00	161,173.13	95.54 %
7084 Meals & Entertainment	538.60	7,000.00	6,461.40	92.31 %
7090 Office Supplies	2,206.66	22,500.00	20,293.34	90.19 %
7120 Professional Development	1,676.71	10,000.00	8,323.29	83.23 %
7150 Professional Fees				
7151 Annual Audit	6,000.00	13,000.00	7,000.00	53.85 %
7152 Bookkeeping & Payroll	6,625.00	50,000.00	43,375.00	86.75 %
7153 Information Technology		12,000.00	12,000.00	100.00 %
7155 Legal	471.50	15,000.00	14,528.50	96.86 %
Total 7150 Professional Fees	13,096.50	90,000.00	76,903.50	85.45 %
7160 Property Tax Collection Fee		12,000.00	12,000.00	100.00 %
7165 Safety Equipment		3,500.00	3,500.00	100.00 %
7180 Security	369.45	3,900.00	3,530.55	90.53 %
7210 Telephone and Internet	1,358.50	15,600.00	14,241.50	91.29 %
7230 Uniforms & Apparel	343.66	8,000.00	7,656.34	95.70 %
7250 Utilities				



Tehachapi Valley Park and Recreation District

TVRPD Budget vs Actual 2022-2023

July 2022

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% REMAINING
7252 Electric Service	9,740.78	54,000.00	44,259.22	81.96 %
7254 Gas Service	306.13	19,450.00	19,143.87	98.43 %
7256 Sanitation Services	363.28	13,000.00	12,636.72	97.21 %
7258 Water Service	1,460.94	8,955.00	7,494.06	83.69 %
7259 Propane		1,200.00	1,200.00	100.00 %
Total 7250 Utilities	11,871.13	96,605.00	84,733.87	87.71 %
Total Expenses	\$265,393.63	\$1,857,525.00	\$1,592,131.37	85.71 %
NET OPERATING INCOME	\$ -206,087.42	\$71,577.00	\$277,664.42	387.92 %
Other Income				
8040 TVRPD Development Fee Revenues	6,411.00	100,000.00	93,589.00	93.59 %
Total Other Income	\$6,411.00	\$100,000.00	\$93,589.00	93.59 %
Other Expenses				
8501 Fixed Asset Purchases		40,000.00	40,000.00	100.00 %
8502 Capital Improvements		97,000.00	97,000.00	100.00 %
Total Other Expenses	\$0.00	\$137,000.00	\$137,000.00	100.00 %
NET OTHER INCOME	\$6,411.00	\$ -37,000.00	\$ -43,411.00	117.33 %
NET INCOME	\$ -199,676.42	\$34,577.00	\$234,253.42	677.48 %



TO: Board of Directors

SUBJECT: Presentation by Jeff Land with Brandis Tallman and Sara Mares with NBS

FROM: District Manager

DATE: 09/20/22

STAFF REPORT

REGULAR BOARD MEETING

TITLE: Presentation by Jeff Land with Brandis Tallman and Sara Mares with NBS

BACKGROUND: Over the last few months, I've been in contact with Jeff Land. As a reminder to the board, Mr. Land assisted the District with our interim financing for not only the Ollie Mountain Sports Park grant, but the Prop 68 New Park project as well.

Recently, we've been discussing the district's upcoming capital projects as well as our long-term planning and needs.

The reality is the District has a number of challenges and needs including aging facilities and impacted programs. And considering that our Tehachapi Valley is without question growing, it's important to recognize that we must continue paying attention to this.

That being said, Jeff Land and Sara Mares are here to give a presentation on financing options for the District, one of which is the formation of a Community Facility District.

Before they begin, I want to clarify that this item is for *information only. No action is being requested.*

STAFF RECOMMENDATION: Information Only

FISCAL IMPACT: N/A

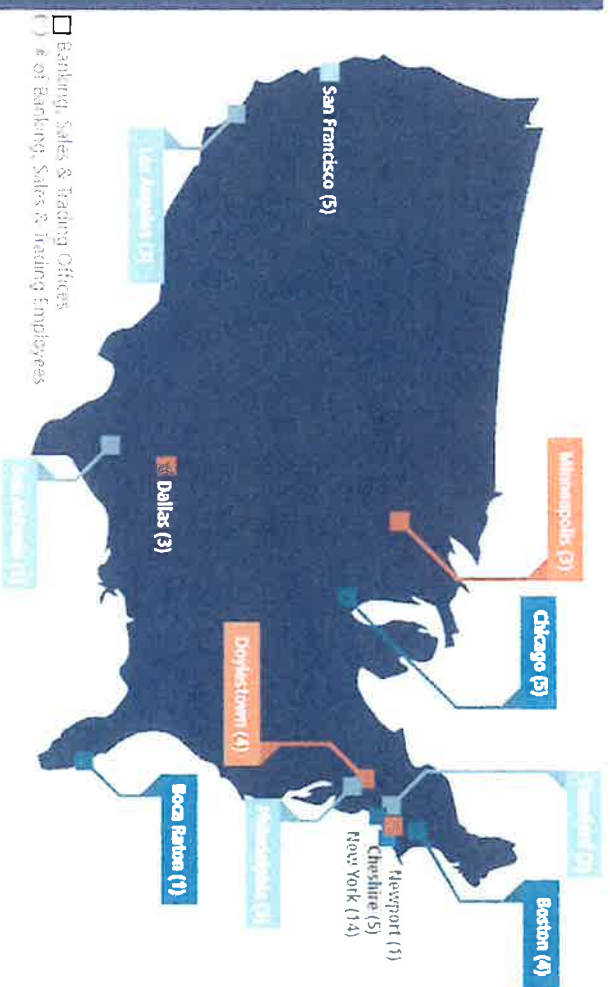
OPPENHEIMER

BRANDIS TALLMAN
A DIVISION OF OPPENHEIMER & CO. INC.

BRANDIS TALLMAN, A DIVISION
OF OPPENHEIMER & CO. INC. SEPTEMBER 20, 2022

INTRODUCTION

- National Firm: Publicly traded on NYSE (Symbol: OPY)
- Large, independent full service retail broker-dealer
- 91 offices in 25 states, the District of Columbia, and 5 foreign jurisdictions
- Approximately 2,900 total employees
- Women and minorities make up approximately 46% of the Firm's workforce



As of June 30, 2022:

- 990 financial advisors; over 350,000 accounts
- \$104.0 billion of client assets under administration; \$37.1 billion of clients under management
- \$779.7 million of Total Equity Capital; \$404.0 million of Excess Net Capital
- Capability to sole underwrite a bond issue of over \$1.5 billion

BRANDIS TALLMAN DIVISION

- Brandis Tallman, a Division of Oppenheimer & Co. Inc. is the California public finance division of Oppenheimer
- The Brandis Tallman Division specializes in underwriting and placement agent services for all types of local government agencies
- The founding members of the Brandis Tallman Division have 65 years of combined service to California communities
- Members of the California Society of Municipal Finance Officers (CSMFO), California Special Districts Association (CSDA), and contributors to the California Debt and Investment Advisory Commission (CDIAC)



MEET OUR TEAM



Rick Brandis, Managing Director

- Founding member of the Brandis Tallman Division
- Over 35 years of experience in municipal finance
- Concentration on financing structures and underwriting
- Performs credit due diligence necessary for the sale of bonds
- Provides in-depth knowledge of market dynamics
- Holds FINRA Series 7, 24, 53 and 63 Licenses



Nicki Tallman, Managing Director

- Founding member of the Brandis Tallman Division
- 30 years of experience in municipal finance
- Started career as C.P.A, performing audits for municipal agencies
- Specializes in advanced cash flow models
- Performs thorough review of financing and legal structure
- Holds FINRA Series 7, 24, 53, and 63 Licenses, and is a Licensed C.P.A. in California

MEET OUR TEAM



Jeff Land, Executive Director

- Responsible for business development and maintaining strong client relationships
- Over 17 years of experience in working in public finance
- Significantly expanded the team's private placement program to what it is today
- Holds FINRA Series 52 and 63 Licenses



Dan Shaw, Director

- Responsible for the overall management and timing of the financing project
- Assists lead banker to structure the financing to best meet the issuer's goals
- Tracks the pricing of new bond sales throughout the state and provides regular updates on the bond market to the financing team
- Holds FINRA Series 7, 52, and 63 Licenses



Michael Garcia, Associate

- Acts as the quantitative analyst for during the financing process
- Prepares presentations for an agency's board or council, rating presentations, and to gather bond insurance bids
- Develops investor road shows
- Holds FINRA Series 7, 52, and 63 Licenses

MEET OUR TEAM – UNDERWRITING DESK



Beth Wolchock, Managing Director

- Leads Oppenheimer's municipal securities underwriting activities
- Over 40 years of experience in the public and investment banking arenas
- Served on the Municipal Securities Rulemaking Board
- Holds FINRA Series 7, 24, 50, 53, and 63 Licenses



Rick Maniss, Managing Director

- Manages the Firm's western region municipal bond trading operations
- Has 37 years of experience trading, underwriting, and analyzing municipal bond credits
- Coordinates Oppenheimer's retail financial advisors and institutional accounts to maximize investor participation
- Holds FINRA Series 7, 53, and 63 Licenses



Cynthia "Cindy" Pinto, Managing Director

- Directs all institutional sales activities for the Firm
- Over 30 years of experience in institutional municipal bond sales
- Holds FINRA Series 7, 24, 53, and 63 Licenses

NATIONWIDE EXPERIENCE

Oppenheimer's 2021 activity is:

- Among the top 10 in the industry by total number of transactions
- Among the top 25 in the industry by long-term negotiated volume
- Among the top 30 in the industry in total volume

Public Finance Activity

Role	2019		2020		2021	
	# of Transactions	Par Amount (\$mm)	# of Transactions	Par Amount (\$mm)	# of Transactions	Par Amount (\$mm)
Senior Manager	326	2,379.2	349	3,517.1	242	3,184.9
<i>Negotiated</i>	56	989.9	93	1,988.1	101	2,677.7
<i>Competitive</i>	270	1,389.3	256	1,529.0	141	507.2
Co-Manager	728	29,584.8	697	34,087.2	651	29,554.6
<i>Negotiated</i>	57	16,054.3	69	19,588.8	75	17,377.2
<i>Competitive</i>	671	13,530.5	628	14,498.4	576	12,177.4
Total	1,054	31,964.0	1,046	37,604.3	893	32,739.5

CALIFORNIA EXPERIENCE

- The Brandis Tallman Division is extremely active serving California public agencies, having completed an average of over 55 financings per year over the last five years (nearly 5 per month!)
- Year-to-Date 48 financings completed, with another 13 financings in progress
- The Brandis Tallman Division has been an industry leader in private placement financings, having completed more California private placement financings than any other underwriter since 2018

Year	Financings Completed
2022 (Year-to-Date)	48
2021	63
2020	50
2019	51
2018	43
2017	71

FINANCING TYPES WE OFFER

The Brandis Tallman Division is well-versed in all forms of municipal bond offerings, including:

- General Obligation Bonds
- Certificates of Participation/Lease financings
- Utility Revenue Bonds
- Land-Secured Bonds (Mello-Roos and 1915 Act)
- Pension Obligation Bonds
- Tax Allocation Bonds
- Equipment Leases
- Housing Bonds

General Obligation Bonds



\$14,765,544
Newman-Crows Landing
Unified School District
March 22, 2022

Land-Secured Financing



\$9,860,000
City of Stockton
July 13, 2022

Recent Examples

COP/Lease Financing



\$20,229,000
Town of Yucca Valley
February 17, 2022

Pension Obligation Bonds



\$19,450,000
City of Sanger
August 25, 2021

Utility Revenue Bonds



\$14,825,000
Truckee Donner Public
Utility District
June 30, 2022

Equipment Lease Financing



\$13,431,000
San Ramon Valley Fire
Protection District
February 2, 2022

KERN COUNTY CLIENTS



Rosamond CSD

- 2021 Water Rights Financing
- 2019 Wastewater Revenue Bonds



Kern County

- 2021 Lease Financing
- 2019 Solar Financing
- 2017 Airport Loan Refunding



East Niles CSD

- 2021 Water Revenue Bonds



Buttonwillow Recreation & Park District

- 2021 General Obligation Refunding Bonds
- 2017 General Obligation Refunding Bonds



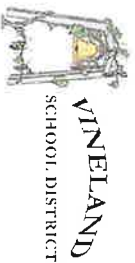
Kern Community College District

- 2020 Refunding Lease Agreement



City of Taft

- Refunding TABs, Series 2019
- 2006 Lease Financing



Vineland School District

- 2018 General Obligation Refunding Bonds



Sierra Sands Unified School District

- 2017 General Obligation Refunding Bonds
- 2017 General Obligation Refunding Bonds



Beardsley School District

- 2017 General Obligation Refunding Bonds



McFarland Recreation and Park District

- 2017 Lease Agreement



Tehachapi Valley Recreation and Park District

- 2016 Lease Agreement



North of River Sanitary District

- Wastewater Revenue Refunding Bonds, Series 2013A
- 2003 Wastewater Refunding Revenue Bonds



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Tehachapi Valley Recreation & Park District

Community Facilities Districts

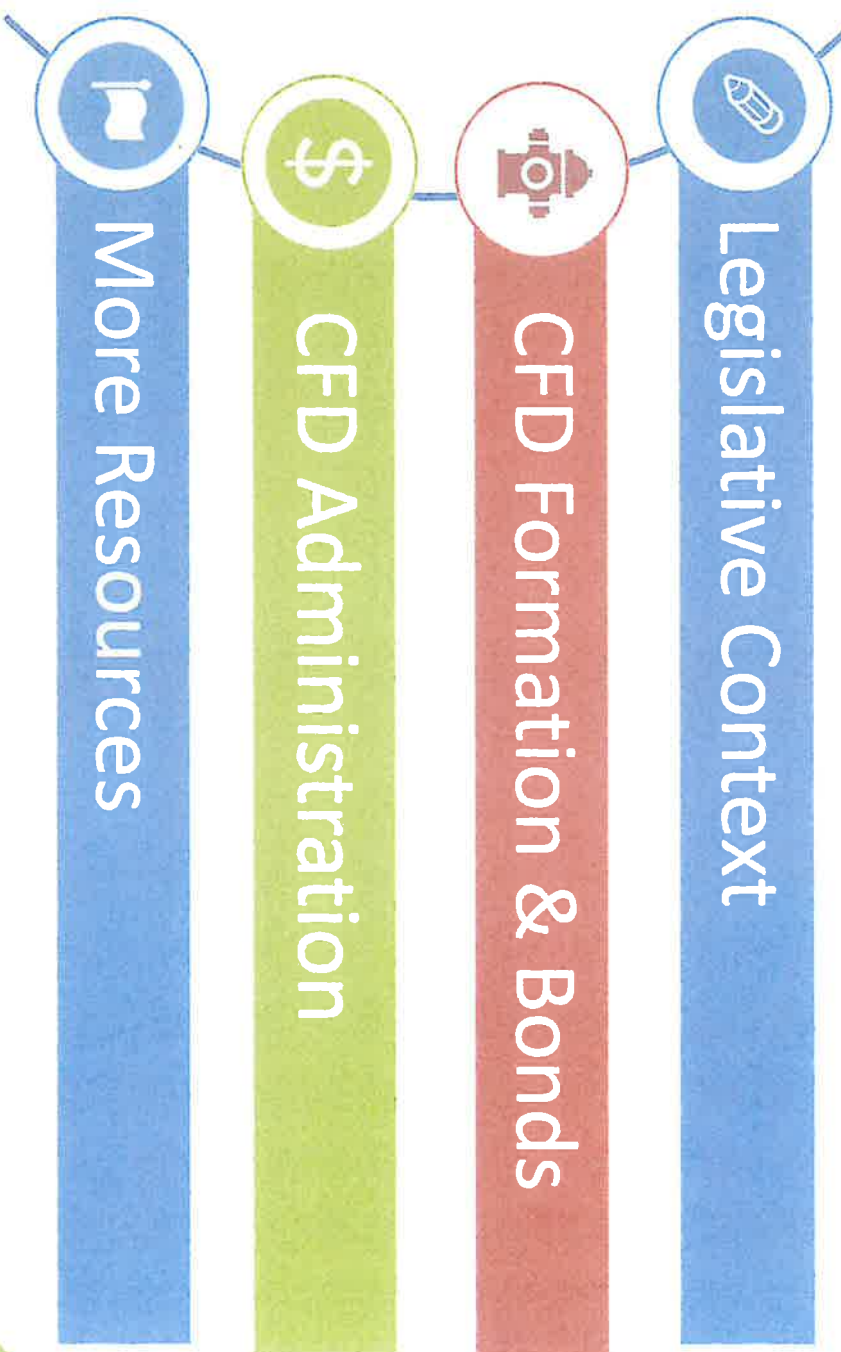


Tehachapi Valley
Recreation & Park District

Sara Mares
September 20, 2022



Agenda



Legislative Context



- A *Voter approved initiative 1978*
- B *Assessed Value increase limited to 2% a year*
- C *1% rate cap on ad valorem property tax*
- D *CA Constitution Article XIII A*

Legislative Context



- A *Voter approved initiative 1996*
- B *Strict rules on benefit assessments, Engineer's Report*
- C *Government owned property not exempt*
- D *Protest Ballot Proceeding*
- E *CA Constitution Article XIII C & D*



Legislative Context

3

Proposition
26

A Voter approved initiative 2010

B Adds definition of “tax” to CA Constitution

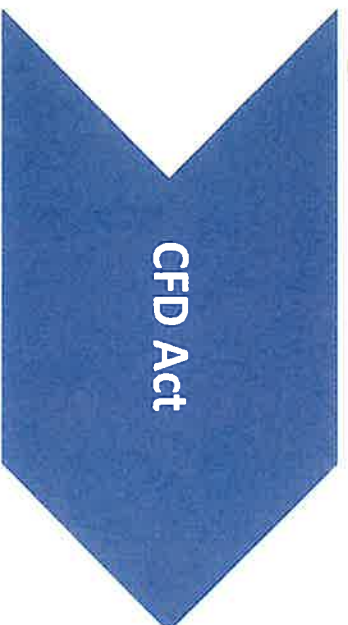
C “Tax” excludes various charges, including fees and assessments

D General Tax requires majority vote, Special Tax requires 2/3

E CA Constitution Article XIII C & D

Legislative Context

4



- A *Mello-Roos Community Facilities Act of 1982*
- B *Reasonable special tax methodology and apportionment*
- C *Finance facilities and fund services*
- D *Government Code Sec. 53311 and following*

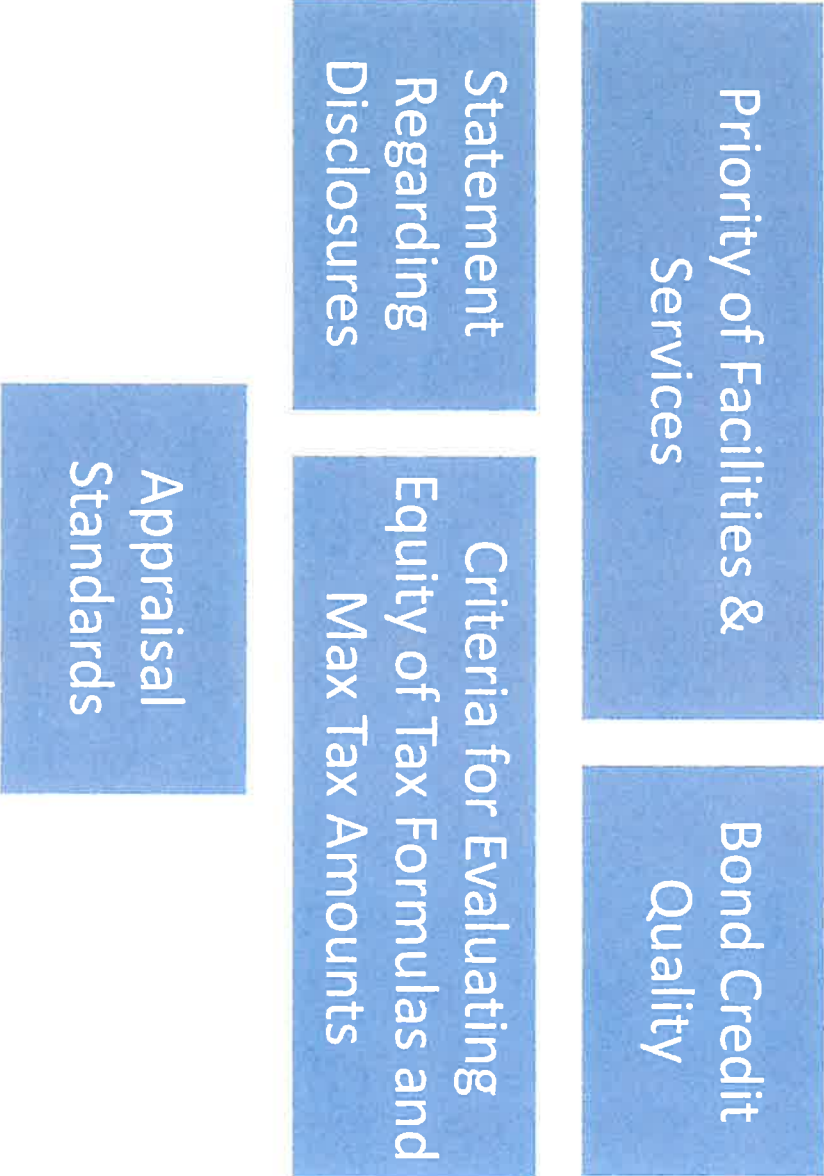
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Community Facilities Districts

Not Benefit Based	Approval Mechanism	Sample List of Services	Sample List of Facilities
<ul style="list-style-type: none"> • Reasonable metrics • Achieves local goals and policies • “Additional” Services if landowner vote 	<ul style="list-style-type: none"> • Registered voter approved OR • CFD landowner vote(s) • 2/3 votes in favor 	<ul style="list-style-type: none"> • Police and Fire • Park, road, open space maintenance • Flood/storm protection system maintenance 	<ul style="list-style-type: none"> • Parks, parkways & open space • Flood/storm protection system • Public facilities with useful life of 5+ years

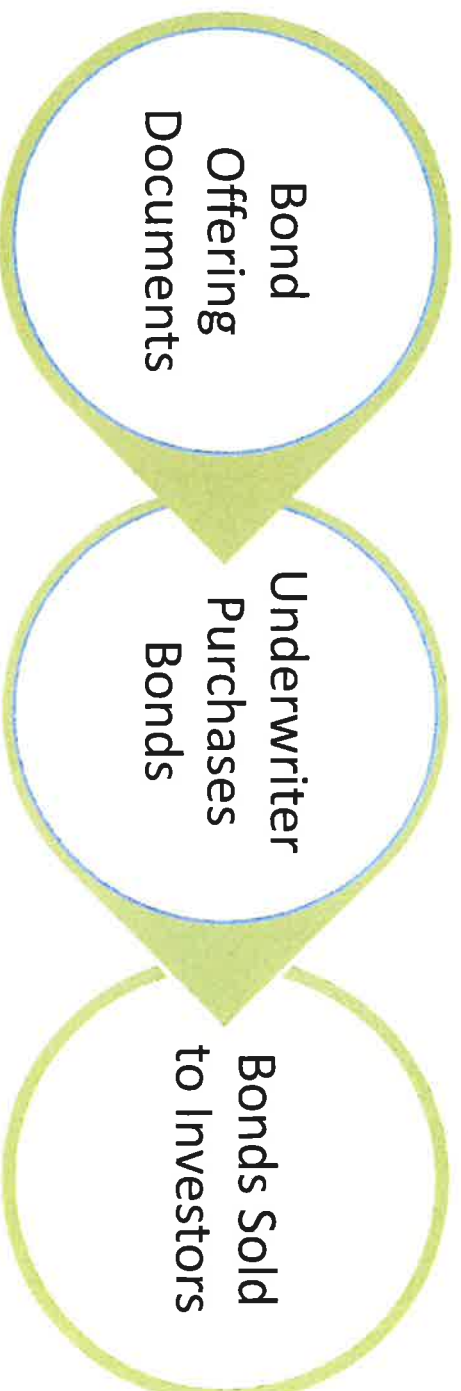
CFD Local Goals & Policies



CFD Formation – Registered Voter Election

- 1 Board Meeting – CFD Resolution(s) of Intention
- 2 Board Meeting – Public Hearing, Resolutions (Formation, Calling Election)
- 3 Election Day – Mailed Ballot or Consolidate
- 4 Board Meeting – Resolution Declaring Election Results, First Reading Ordinance to Levy Special Taxes
- 5 Special Tax Lien, Special Tax Levy

CFD Bond Issuance



10

CFD Ongoing Administration

Annual Special Tax Levy

- Verification of active parcels, parcel changes, review of building permit data
- Annual budget, levy calculation & submittal
- Property owner inquiries

Other Annual Tasks

- Bond disclosure, once bonds issued
- Annual State Controller Reporting
- Notice of Special Tax disclosures

11

More Resources

ALTADENA LIBRARY DISTRICT

CFD FORMATION

Service Dates: 2020 – Present



Contact Information

Nikki Winslow
Library District Director
600 E Mariposa Street
Altadena, CA 91001
P: 626.798.0833
E: nwinslow@altadenalibrary.org

NBS Project Team: Sara Mares,
Nick Dayhoff

In 2020, the need for significant updates to aging facilities led the District to engage NBS to form a CFD to finance infrastructure needs. Additionally, with the District's current parcel tax sunset on the horizon, NBS worked to craft a CFD that would replace those services revenues and provide for a perpetual, stable funding source into the future. The CFD has been formed and was approved by 71% of votes cast in the election.

Client Testimonial:

"Thank you so much for being available tonight and participating as needed. I agree that it was smooth and know that is because of what a strong team we have put together and how easily we are all collaborating." – Nikki Winslow, Library District Director

CSDA Webinar: <https://www.csdanet/viewwebinar/webinar-financing-with-flexibility?CommunityKey=1206d88a-3ea2-4104-81fe-8c5519ad484c&tab=librarydocuments>

Questions and Comments



Sara Mares

Director



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