



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

REGULAR MEETING
OF THE BOARD OF DIRECTORS
DATE/TIME:

General Manager is inviting you to a scheduled Zoom meeting.

Topic: Regular Meeting
Time: Jun 15, 2026 07:00 PM Pacific Time (US and Canada)
Join Zoom Meeting
<https://zoom.us/j/95027294310?pwd=b3VJVWmrODKJENmwObMCSB8R4A3OMY.1>
Meeting ID: 950 2729 4310
Passcode: 794075

AGENDA

In accordance with Government Code Section 54954, notice is hereby given that the Board of Directors of the Bell Canyon Community Services District will hold a regular meeting at 7:00 PM on Monday, June 15, 2026, at 30 Hackamore Lane, Bell Canyon, California in the Community Center to consider those items set forth in the following agenda, except in accordance with Government Code Section 54954.2[b]. The Board reserves the right to modify the order in which items are heard.

This meeting will be held in-person at the location identified above, and The District welcomes any member of the public to attend the meeting. Any non-resident who wishes to attend in-person can, upon their arrival at the front gate, inform gate personnel of their attendance at the District's meeting. No pre-registration is required.

As a courtesy, the District is offering Zoom access so members of the public can watch or listen to the meeting remotely. Technical problems may occur. **Please note that public participation through Zoom is limited and will only be available when allowed by the Brown Act (Government Code § 54953)**, such as during declared emergencies or other authorized teleconferencing situations. Outside of such situations, virtual meeting attendees who wish to provide public comment on agenda and/or non-agenda items, have the option of submitting their comment(s) in writing via email to the Secretary of the Board up to two hours prior to the scheduled meeting at gm@bellcanyoncsd.ca.gov. Please indicate in the email subject line the Agenda item number. Viewing and attendance is accessible via the Zoom link identified above.

Agenda Materials

The complete agenda for this meeting is available at <https://bellcanyoncsd.ca.gov> and at the District Office, 30 HACKAMORE LANE, SUITE #2B, BELL CANYON, CA 91307. Any materials submitted to the legislative body after distribution of this agenda will be available for public inspection at the District Office and available on the web site. Requests for agenda materials or meeting participation assistance can also be made by email to gm@bellcanyoncsd.ca.gov.



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Americans with Disabilities Act (ADA) Accommodations

In compliance with the ADA, any person with a disability who requires accommodation in order to participate in a meeting should contact the District Office at gm@bellcanyoncsd.ca.gov to request accommodation. The District will use its best efforts to provide reasonable accommodation related to the meeting.

Per 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 as the first item of business.

- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Public comments on Agenda and Non-Agenda Items.**

In accordance with Government Code Section 54954.3, every agenda for a regular meeting of the Board of Directors shall provide an opportunity for members of the public to directly address the legislative body on any agenda item or on any non-agenda items within the jurisdiction of the Board of Directors. This agenda item provides that opportunity at this time. There will be no opportunity for public comments after the close of this agenda item. For public comments on non-agenda items, the determination of whether the item is within the jurisdiction of the Board of Directors is made solely by the presiding public official, who is the President of the Board of Directors if in attendance. 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].

Rules of behavior at the Board Meeting.

For any person to speak, they must be recognized by the Presiding Officer and passed the microphone so they can be heard on Zoom. Members of the public in the audience must come to the podium to speak. You will be notified when it is time to come to the podium. All public speakers will be allotted a maximum of 3 minutes.

Disruptive behavior will not be tolerated at the Board Meeting. The District reserves the right to remove anyone engaging in disruptive behavior from the meeting.

- 4. Approval of the Agenda – Motion to approve agenda.**
- 5. Consent Calendar (Roll Call Vote)**

5A. Approval of the 4/20/26 Regular Meeting and 5/28/26 Special Meeting Minutes. Motion to approve the minutes. See agenda packet.

5B. May 2026 financials. Informational Item. Receive and file monthly financial reports. See agenda packet.



BELL CANYON COMMUNITY SERVICES DISTRICT
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6. MOTION ITEMS

6A. Approve Resolution 26-04 of the Board of Directors of the Bell Canyon Community Services District, California calling for a District election for the purpose of electing two (2) members of the board of directors, and requesting the Board of Supervisors of the County of Ventura to consolidate the district election to be held on Tuesday, November 3, 2026, with the statewide general election held on the same date, pursuant to elections code section 10403. Motion to approve Resolution 26-04. See Agenda packet.

6B. Approve Resolution 26-05 of the Board of Directors of the Bell Canyon Community Services District determining that the awarding of a contract for "Trash, Recycling Materials and Organic Waste Collection, Processing and Disposal" ("Project") is not a "Project" as defined in the California Environmental Quality Act ("CEQA") and the CEQA Guidelines as set forth in CEQA Guidelines Section 15378(b) or alternatively is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Class 1 Existing Facilities) and Section 15308 (Class 8 Actions by Regulatory Agencies for Protection of the Environment) and is also exempt pursuant to CEQA Guidelines Section 15061(b)(3), approving the Project and awarding the contract for "Trash, Recycling Materials and Organic Waste Collection, Processing and Disposal" to G.I. Industries dba Waste Management. Motion to approve Resolution 26-05. See agenda packet

6C. Approve Resolution 26-06 of the Board of Directors of the Bell Canyon Community Services District authorizing the adoption of preliminary Fiscal Year 2026-2027 Budget. Motion to approve Resolution 26-06. See agenda packet.

6D. Approve Endless Summer Line-Item Budget. Motion to approve Endless Summer Line-Item Budget. See agenda packet.

6E. Approve Sale of Movie System. Motion to approve Sale of Movie System. See agenda packet.

6F. Approve paving of driveway to vacant lot for \$12,800. Motion to approve paving of driveway to vacant lot for \$12,800. See agenda packet.

7. GENERAL MANAGER UPDATES. Informational items and discussion.

7A. Vacant Lot formally recognized as a legal lot by Ventura County.

7B. Clean-Up Day 2026 Statistics.

7C. CSDA Fraud and Internal Controls.

8. OPTIONAL DIRECTOR UPDATES. Informational items and discussion.

9. NEXT MEETING

The next Regular meeting is on Monday, July 20, 2026, at 7 PM.

10. ADJOURNMENT



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

MINUTES OF BELL CANYON CSD REGULAR MEETING ON APRIL 20, 2026

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 Regular Meeting at 7:00PM on Monday, April 20, 2026, 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 was called to order at 7:00 PM. Directors present were Julie De St. Jean, Shelby Linka, Norton Alderson and Peter Machuga. Walter Kelly, General Manager, was present. Adrienne Brutsman was absent.
- 2. Pledge of Allegiance**
- 3. Open Forum Discussion**
Waste Management, American Reclamation and community members made statements concerning which Contractor should be selected by the Board.
- 4. Motion to approve the agenda**
P. Machuga moved to approve the agenda. J. De St. Jean seconded. The motion passed as follows:
Ayes: J. De St. Jean, S. Linka, N. Alderson, P. Machuga
Noes:
Abstain:
Absent: A. Brutsman
- 5. Motion to approve the 3/16/2026 Regular Meeting minutes**
P. Machuga moved to approve the 3/16/2026 Regular Meeting minutes. N. Alderson seconded. The motion passed as follows:
Ayes: J. De St. Jean, S. Linka, N. Alderson, P. Machuga
Noes:
Abstain:
Absent: A. Brutsman



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6. Motion to approve March 2026 Credit Card Log

P. Machuga requested the credit card log and financials be split into separate motions and be approved separately. J. De St. Jean moved to approve March 2026 Credit Card Log. S. Linka seconded. The motion passed as follows:

Ayes: J. De St. Jean, S. Linka, N. Alderson, P. Machuga

Noes:

Abstain:

Absent: A. Brutsman

7. Motion to approve March 2026 Financials

P. Machuga moved to approve March 2026 Financials. N. Alderson seconded. The motion passed as follows:

Ayes: J. De St. Jean, S. Linka, N. Alderson, P. Machuga

Noes:

Abstain:

Absent: A. Brutsman

8. Motion to approve Resolution 26-03 Amending FY2025-26

S. Linka moved to approve Resolution 26-03 Amending FY2025-26.

N. Alderson seconded. The motion passed as follows:

Ayes: J. De St. Jean S. Linka, N. Alderson

Noes:

Abstain: P. Machuga

Absent: A. Brutsman

9. Motion to select Contractor and authorize General Manager to negotiate and finalize an agreement with the Contractor selected by the Board

S. Linka moved to select Contractor and authorize General Manager to negotiate and finalize an agreement with the Contractor selected by the Board. J. De St. Jean seconded. The Contractors received the following votes:

Waste Management: 3 votes

American Reclamation: 1 vote

Athens Services: 0 votes

Absent: A. Brutsman



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10. Motion to approve exploring providing two independent public Wi-Fi hot spot systems, one at the bus stop and the other at the southwest most corner of the CSD property

S. Linka moved to approve exploring providing two independent public Wi-Fi hot spot systems at the bus stop and the southwest most corner of the CSD property. N. Alderson seconded. The motion passed as follows:

Ayes: J. De St. Jean, S. Linka, N. Alderson, P. Machuga

Noes:

Abstain:

Absent: A. Brutsman

11. Motion to approve adding a District Bulletin Board at the bus stop

S. Linka moved to approve adding a District Bulletin Board at the bus stop. J. De St. Jean seconded. The motion passed as follows:

Ayes: J. De St. Jean, S. Linka, N. Alderson, P. Machuga

Noes:

Abstain:

Absent: A. Brutsman

12. Motion to approve BCCSD Recognition Award for Judy Lantz

P. Machuga moved to approve BCCSD Recognition Award for Judy Lantz. S. Linka seconded. The motion passed as follows:

Ayes: J. De St. Jean, S. Linka, N. Alderson, P. Machuga

Noes:

Abstain:

Absent: A. Brutsman



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13. Motion by P. Machuga to add CSDA Fraud and Internal Controls agenda items as voting items

P. Machuga moved to add CSDA Fraud and Internal Controls agenda items as voting items. J. De St. Jean seconded. The motion passed as follows:

Ayes: J. De St. Jean, N. Alderson, P. Machuga

Noes: S. Linka

Abstain:

Absent: A. Brutsman

14. Motion to prepare a balanced budget where expenses do not exceed revenues

P. Machuga moved to prepare a balanced budget where expenses do not exceed revenue. No second. The motion failed.

Ayes:

Noes:

Abstain:

Absent:

15. Motion to approve General Manager tracking time as billable hours and summarizing billable hours

P. Machuga moved to approve General Manager tracking time as billable hours and summarizing billable hours. No second. The motion failed.

Ayes:

Noes:

Abstain:

Absent:

16. Motion to adjourn

S. Linka moved to adjourn the meeting. J. De St. Jean seconded. The motion passed as follows:

Ayes: J. De St. Jean, S. Linka, N. Alderson, P. Machuga

Noes:

Abstain:

Absent: A. Brutsman



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17. Next meeting

The next regular meeting will be on Monday, May 18, 2026, at 7:00 PM

18. Adjournment

The meeting was adjourned at 8:54 PM.



BELL CANYON COMMUNITY SERVICES DISTRICT
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MINUTES OF BELL CANYON CSD SPECIAL MEETING ON MAY 28, 2026

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 12:30PM on Thursday, May 28, 2026, 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 was called to order at 12:31 PM. Directors present were Julie De St. Jean, Adrienne Brutsman and Shelby Linka. Walter Kelly, General Manager, was present. Norton Alderson and Peter Machuga were absent.
- 2. Pledge of Allegiance**
- 3. Open Forum Discussion**
No public comments.
- 4. Motion to approve the agenda**
S. Linka moved to approve the agenda. J. De St. Jean seconded. The motion passed as follows:
Ayes: J. De St. Jean, A. Brutsman, S. Linka
Noes:
Abstain:
Absent: N. Alderson, P. Machuga
- 5. Motion to approve the 4/20/2026 Regular Meeting minutes**
There was no quorum of Board members present at the April 20, 2026, meeting, and no second was made. The motion failed.
Ayes:
Noes:
Abstain:
Absent:



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- 6. Motion to approve April 2026 Financials and Credit Card Log**
S. Linka moved to approve April 2026 Financials and Credit Card Log.
A. Brutsman seconded. The motion passed as follows:
Ayes: J. De St. Jean, A. Brutsman, S. Linka
Noes:
Abstain:
Absent: N. Alderson, P. Machuga
- 7. Motion to approve Charles Schwab as Financial Advisor and open an investment account**
S. Linka moved to approve Charles Schwab as Financial Advisor and to open an investment account with Charles Schwab. A. Brutsman seconded. The motion passed as follows:
Ayes: J. De St. Jean, A. Brutsman S. Linka
Noes:
Abstain:
Absent: N. Alderson, P. Machuga
- 8. Motion to approve purchase of Directors and Officers insurance policy and purchase Excess Directors and Officers insurance policy**
S. Linka moved to approve purchase of Directors and Officers insurance policy and purchase Excess Directors and Officers insurance policy. J. De St. Jean seconded. The motion passed as follows:
Ayes: J. De St. Jean, A. Brutsman S. Linka
Noes:
Abstain:
Absent: N. Alderson, P. Machuga
- 9. Motion to adjourn**
S. Linka moved to adjourn the meeting. A. Brutsman seconded. The motion passed as follows:
Ayes: J. De St. Jean, A. Brutsman, S. Linka
Noes:
Abstain:
Absent: N. Alderson, P. Machuga



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10. Next meeting

The next regular meeting will be on Monday, June 15, 2026, at 7:00 PM

11. Adjournment

The meeting was adjourned at 12:45 PM.

Bell Canyon Community Services District
Balance Sheet
As of May 31, 2026

accrual Basis

	<u>May 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · Wells Fargo # 7543 Checking	(17,078)
1005 · Wells Fargo # 7543 Sweep	827,226
1015 · Wells Fargo #6605 Brokerage	590,260
1025 · California Class #0001	282,928
Total Checking/Savings	<u>1,683,336</u>
Other Current Assets	
1215 · Prepaid Rent	15
Total Other Current Assets	<u>15</u>
Total Current Assets	1,683,351
Other Assets	
1500 · Equipment	43,154
1530 · Land	21,406
1600 · Accumulated Depreciation	(31,906)
Total Other Assets	<u>32,654</u>
TOTAL ASSETS	<u><u>1,716,005</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
2020 · Wells Fargo MC-Kelly #0286	2
Total Credit Cards	<u>2</u>
Other Current Liabilities	
2100 · Accrued Expenses	24,950
2120 · Payroll Liabilities	(1,974)
Total Other Current Liabilities	<u>22,976</u>
Total Current Liabilities	<u>22,978</u>
Total Liabilities	22,978
Equity	
3000 · Opening Bal Equity	905,662
3100 · Retained Earnings	1,031,462
Net Income	(244,096)
Total Equity	<u>1,693,027</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,716,005</u></u>

Bell Canyon Community Services District
Profit & Loss
May 2026

accrual Basis

	<u>May 26</u>
Ordinary Income/Expense	
Income	
4020 · Property Tax Revenue	6,225
4040 · Interest Income	3,028
4042 · Dividend Income	1,354
Total Income	<u>10,606</u>
Expense	
5060 · Insurance	15,895
5070 · Membership Dues/Subscriptions	341
5100 · Rent Expense	275
5110 · Bank Service Charges	440
5202 · Internet	221
5276 · Software Subscription	2
5300 · Recreational Activities	8,908
5310 · Filing Fees	20
5600 · Trash Removal	52,503
5605 · Restroom Maintenance	252
5700-00 · Gross Wages	10,485
5730 · Payroll Tax Expense	802
Total Expense	<u>90,144</u>
Net Ordinary Income	<u>(79,538)</u>
Net Income	<u><u>(79,538)</u></u>

**Bell Canyon Community Services District
Profit & Loss Mo-YTD-Annual Budget Only
May 2026**

	<u>May 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul '25 - May 26</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Income					
4020 · PropertyTax Revenue	6,225	64,274	(58,049)	837,991	771,288
4040 · Interest Income	3,028	1,000	2,028	32,089	12,000
4042 · Dividend Income	1,354	8,315	(6,961)	30,612	99,784
4080 · CASH BACK WFB CC	0	20	(20)	274	240
Total Income	<u>10,607</u>	<u>73,609</u>	<u>(63,002)</u>	<u>900,966</u>	<u>883,312</u>
Expense					
5040-00 · Legal	0	6,667	(6,667)	75,489	80,000
5052 · Outside Service/Consultants	0	250	(250)	1,368	3,000
5055 · Annual Certified Audit	0	0	0	19,100	18,470
5056 · Agency & Recruiting Fees	0	0	0	6,250	6,250
5060 · Insurance	15,895	2,947	12,948	31,794	35,360
5070 · Membership Dues/Subscriptions	341	221	120	2,920	2,650
5072 · Surveyor	0	0	0	9,375	17,000
5075 · County Admin. Fees	0	333	(333)	3,766	4,000
5076 · Security Services	0	1,667	(1,667)	20,000	20,000
5080 · LAFCO Fee	0	54	(54)	620	650
5090 · Meetings	0	21	(21)	0	250
5095 · Clean Up Events	0	1,042	(1,042)	11,479	12,500
5100 · Rent Expense	275	864	(589)	3,025	10,370
5110 · Bank Service Charges	440	458	(18)	5,010	5,500
5200 · Document Digitization	0	417	(417)	2,287	5,000
5202 · Internet	221	285	(64)	2,743	3,420
5250 · Printing	0	250	(250)	2,847	3,000
5260 · Office Supplies	0	125	(125)	1,471	1,500
5262 · Postage	0	21	(21)	215	250
5266 · Office Equipment	0	250	(250)	1,416	3,000
5276 · Software Subscription	2	708	(706)	4,866	8,500
5299 · Miscellaneous	0	42	(42)	425	500
5300 · Recreational Activities	8,908	20,833	(11,925)	242,987	250,000
5302 · Latent Power Application	0	417	(417)	0	5,000
5310 · Filing Fees	20	0	20	20	0
5340 · Phone Expense	0	80	(80)	800	960
5506 · CSD Vehicle Expenses	0	291	(291)	2,992	3,500
5600 · Trash Removal	52,503	51,014	1,489	539,104	612,172
5605 · Restroom Maintenance	252	420	(168)	5,040	5,050
5640 · Graffiti Abatement Services	0	83	(83)	0	1,000
5700-00 · Gross Wages	10,485	11,966	(1,481)	137,148	143,600
5730 · Payroll Tax Expense	802	1,198	(396)	10,505	14,360
Total Expense	<u>90,144</u>	<u>102,924</u>	<u>(12,780)</u>	<u>1,145,062</u>	<u>1,276,812</u>
Net Ordinary Income	<u>(79,538)</u>	<u>(29,315)</u>	<u>(50,223)</u>	<u>(244,096)</u>	<u>(393,500)</u>
Net Income	<u>(79,538)</u>	<u>(29,315)</u>	<u>(50,223)</u>	<u>(244,096)</u>	<u>(393,500)</u>

BELL CANYON COMMUNITY SERVICES DISTRICT

TREASURER'S REPORT

May 31, 2026

CASH ON HAND

Wells Fargo Checking #7543		(13,642)
Wells Fargo Sweep #7543		909,031
Wells Fargo #6605 Brokerage		588,907
California Class #0001		282,042
TOTAL CASH ON HAND	Apr-2026	1,766,338

INCOME:

4020 · PropertyTax Revenue	6,225	
4040 · Interest Income	3,028	-
4042 · Dividend Income	1,354	
TOTAL INCOME	May-2026	10,607

BILLS PAID:

5060- Insurance	15,895	
5070 · Membership Dues/Subscriptions	341	
5100 · Rent Expense	275	
5110 · Bank Service Charges	440	
5202 · Internet	221	
5276 · Software - Subscription	2	
5300 · Recreational Activities	8,908	
5310 · Filing Fees	20	
5600 · Trash Removal	52,503	
5605 · Restroom Maintenance	252	
5700 · Gross Wages	10,485	
5730 · Payroll Tax Expense	802	
1215 · Prepaid Rent	(275)	
2020 · Wells Fargo MC-Kelly #0286	3,740	
TOTAL BILLS PAID	May-2026	93,609

TOTAL CASH ON HAND	May-2026	1,683,336
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Prepared By: Zareh Nazarian

Approved: _____

CASH & INVESTMENTS

5/31/26

BELL CANYON COMMUNITY SERVICES DISTRICT

TYPE	INSTITUTION	MATURITY	AMOUNT	CURRENT MARKET VALUE	INTEREST RATE
Checking Account	Wells Fargo #7543	N/A	(17,078)	(17,078)	N/A
Investment Sweep	Wells Fargo #7543	N/A	827,226	827,226	3.51%
Investment	Wells Fargo #6605	12/31/26	590,260	590,260	4.43%
Investment	California Class #0001		282,928	282,928	3.70%
TOTALS			1,683,336	1,683,336	

RESOLUTION NO. 26-04

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BELL CANYON COMMUNITY SERVICE DISTRICT, CALIFORNIA CALLING FOR A DISTRICT ELECTION FOR THE PURPOSE OF ELECTING TWO (2) MEMBERS OF THE BOARD OF DIRECTORS, AND REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF VENTURA TO CONSOLIDATE THE DISTRICT ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026, WITH THE STATEWIDE GENERAL ELECTION HELD ON THE SAME DATE, PURSUANT TO ELECTIONS CODE SECTION 10403

WHEREAS, the Bell Canyon Community Service District (“District”) was formed with a five-member Board of Directors elected at large, with terms of office set pursuant to Government Code section 61021; and

WHEREAS, Government Code section 61021(c) states that “elections and terms of office shall be determined pursuant to Uniform District Law, Part 4 (commencing with Section 10500) of the Elections Code”; and

WHEREAS, the District is a special district as defined in Elections Code section 10404; and

WHEREAS, pursuant to official elections records maintained by the Elections Division of the County Clerk-Recorder, Registrar of Voters of the County of Ventura, two (2) offices of Director of the Board (“Board”) expire in December of 2026; and

WHEREAS, the Board of the District wishes to call a District Election to fill those seats as identified herein, and to seek consolidation of the District Election with the state-wide election, to avoid the costs of a separate elections process, all in the interests of fiscal responsibility and efficiency; and

WHEREAS, pursuant to Elections Code sections 10504 and 10509, the Board of Directors of the District hereby calls a General District Election to be held in the Bell Canyon Community Service District, California, on November 3, 2026, for the purpose of electing two (2) members of the Board of Directors who will serve for a full term of four (4) years; and

WHEREAS, Elections Code section 13307 requires that prior to the nominating period, the Board must determine whether a charge shall be levied against each candidate submitting a candidate’s statement to be sent to the voters; determine the number of words, may estimate the cost and state whether the estimate must be paid in advance; and

WHEREAS, it is desirable that the District Election be consolidated with the Statewide General Election to be held on the same date and that within the District the precincts, polling places, and election officers of the two (2) elections be the same, and that the Elections Division of the County Clerk-Recorder, Registrar of Voters canvass the returns of the District Election and that the election be held in all respects as if there were only one (1) election.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Bell Canyon Community Service District as follows:

SECTION 1. Pursuant to the requirements of Elections Code section 10509(a), the elective offices of the District to be filled at the next General District Election for shall be as follows:

- Director, serving a full four- (4) year term: 12/2026 – 12/2030
- Director, serving a full four- (4) year term: 12/2026 – 12/2030

SECTION 2. The District has determined that the District will not pay for the optional Candidate's Statement.

SECTION 3. Pursuant to the requirements of Elections Code section 10403, the Board of Supervisors of the County of Ventura is hereby requested to consent and agree to the consolidation of a General District Election with the Statewide General Election on Tuesday, November 3, 2026, for the purpose of electing two (2) members of the Board of Directors to serve the terms listed in Section 1 above.

SECTION 4. The Elections Division of the County Clerk-Recorder, Registrar of Voters is authorized to canvass the returns of the General District Election. The election shall be held in all respects as if there were only one (1) election, and only one (1) form of ballot shall be used. The election shall be held and conducted in accordance with Section 10418 of the Elections Code and in accordance with the applicable provisions of law regulating the election.

SECTION 5. The Board of Supervisors of Ventura County is requested to issue instructions to the Elections Division of the County Clerk-Recorder, Registrar of Voters to take any and all steps necessary for the holding of the consolidated election. In the event of a tie vote (if any two or more persons receive an equal and the highest number of votes for an office), the Board of Directors, shall set a date, time and place and summon the candidates who have received the tie votes to appear and will determine the tie by lot (Elec. Code § 15651(a)).

SECTION 6. The Bell Canyon Community Services District recognizes that additional costs will be incurred by the County of Ventura by reason of this consolidation and agrees to reimburse the County of Ventura for the costs of such consolidation.

SECTION 7. The General Manager of the District is hereby directed to file a certified copy of this resolution with the Board of Supervisors and the Elections Division of the County Clerk, Recorder, and Assessor and Registrar of Voters, of the County of Ventura, per Elections Code section 10504 and 10509.

SECTION 8. This Resolution is effective on the day of its adoption, subject to any applicable requirements under the law.

PASSED AND ADOPTED on the 15th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Julie De St. Jean, President

Walter Kelly, General Manager and Secretary

I, Walter Kelly, General Manager of the Bell Canyon Community Services District, Ventura County, California, DO HEREBY CERTIFY that the foregoing is a true and accurate copy of the Resolution passed and adopted by the Board of Directors of the Bell Canyon Community Services District on the date and by the vote indicated herein.

Memorandum on Motion Item 6B

On March 9, 2026, the Bell Canyon Community Services District (“District”) issued a “Request for Proposals (RFP) for District Solid Waste Collection, Disposal, and Recycling Services for Bell Canyon Community Services District” (“RFP”). The District received proposals from American Reclamation, Inc., (“American Reclamation”), Arakelian Enterprises, Inc. dba Athens Services (“Athens”) and G.I. Industries dba Waste Management (“Waste Management”) before the April 6, 2026, 2:00 p.m. RFP deadline. In accordance with the RFP, District’s staff reviewed and evaluated the proposals submitted by American Reclamation, Athens and Waste Management. In accordance with the RFP, at the April 20, 2026, meeting of the District’s Board of Directors (“Board”), the Board reviewed and evaluated the proposals submitted by American Reclamation, Athens and Waste Management, selected the proposal submitted by Waste Management, and directed the District’s General Manager to negotiate a form of a contract with Waste Management for the Board’s consideration at a future Board meeting. The District’s General Manager and Waste Management have negotiated a contract for “Trash, Recycling Materials and Organic Waste Collection, Processing and Disposal” (“Contract”) and the Board of Directors will consider an award of the Contract to Waste Management (the “Project”).

The District reviewed the provisions of the California Environmental Quality Act (“CEQA”) (Pub. Resources Code, § 21000 et seq.) and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.) and, as set forth in Resolution 26-05, the proposed Project is not a “Project” as defined in CEQA and the CEQA Guidelines as set forth in CEQA Guidelines Section 15378(b) because the proposed Project is a continuing administrative or maintenance activity of the District and a District administrative activity that will not result in direct or indirect physical changes in the environment. Alternatively, as set forth in Resolution 26-05, the proposed Project is categorically exempt from further CEQA review pursuant to CEQA Guidelines Section 15301 (Class 1 Existing Facilities) and CEQA Guidelines Section 15308 (Class 8 Actions by Regulatory Agencies for Protection of the Environment) because the proposed Project consists of 1) the operation, of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use, 2) the operation of facilities of publicly owned utilities used to provide public utility services, involving negligible or no expansion of existing or former use, and 3) actions taken by the District to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment, in accordance with the District’s regulatory powers. In addition, the proposed Project is also exempt pursuant to CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility that the proposed Project may have a significant effect on the environment because it consists solely of continued operations.

As set forth in Resolution 26-05, the District has reviewed the proposed Project and determined that none of the exceptions to categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply.

It is proposed that the Bell Canyon Community Services District's Board of Directors approve Resolution 26-05 "Determining that the Awarding of a Contract for "Trash, Recycling Materials and Organic Waste Collection, Processing and Disposal" ("Project") is not a "Project" Under the Provisions of the California Environmental Quality Act ("CEQA") or is Exempt from CEQA and Approving the Project" awarding the Contract to Waste Management.

RESOLUTION 26-05

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BELL CANYON COMMUNITY SERVICES DISTRICT DETERMINING THAT THE AWARDING OF A CONTRACT FOR “TRASH, RECYCLING MATERIALS AND ORGANIC WASTE COLLECTION, PROCESSING AND DISPOSAL” TO G.I. INDUSTRIES DBA WASTE MANAGEMENT (“PROJECT”) IS NOT A “PROJECT” UNDER THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) OR IS EXEMPT FROM CEQA AND APPROVING THE PROJECT

WHEREAS, on March 9, 2026, the Bell Canyon Community Services District (“District”) issued a “Request for Proposals (RFP) for District Solid Waste Collection, Disposal, and Recycling Services for Bell Canyon Community Services District” (“RFP”);

WHEREAS, the District received proposals from American Reclamation, Inc., (“American Reclamation”), Arakelian Enterprises, Inc. dba Athens Services (“Athens”) and G.I. Industries dba Waste Management (“Waste Management”) before the April 6, 2026, 2:00 p.m. RFP deadline;

WHEREAS, in accordance with the RFP, District’s staff reviewed and evaluated the proposals submitted by American Reclamation, Athens and Waste Management;

WHEREAS, in accordance with the RFP, at the April 20, 2026, meeting of the District’s Board of Directors (“Board”), the Board reviewed and evaluated the proposals submitted by American Reclamation, Athens and Waste Management, selected the proposal submitted by Waste Management, and directed the District’s General Manager to negotiate a form of a contract with Waste Management for the Board’s consideration at a future Board meeting;

WHEREAS, the contract for “Trash, Recycling Materials and Organic Waste Collection, Processing and Disposal” (“Contract”), attached as Exhibit “A” hereto, has been negotiated between the District’s General Manager and Waste Management;

WHEREAS, the proposed Project includes, but is not limited to, the following:

- a. Weekly Trash Collection;
- b. Prohibited Container Contaminants Removal and Collection (Independently agreed to between District residents and Waste Management);
- c. Collection and Disposal of Trash;
- d. Curbside Recycling;
- e. Organic Waste Recycling;
- f. Community Cleanups;
- g. Additional Residential Services Upon District’s Residents Request;

- h. Manure Recycling Service;
- i. Educational/outreach Materials and Service Notices to District Residents;
and
- j. District Facilities (weekly trash collection and disposal services, curbside recycling, and organic waste recycling to District facilities);

WHEREAS, the District reviewed the provisions of the California Environmental Quality Act (“CEQA”) (Pub. Resources Code, § 21000 et seq.) and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.);

WHEREAS, “Project” is defined in Public Resources Code Section 21065 as follows:

“‘Project’ means an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and which is any of the following:

- (a) An activity directly undertaken by any public agency.
- (b) An activity undertaken by a person which is supported, in whole or in part, through contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies.
- (c) An activity that involves the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies.”;

WHEREAS, CEQA Guidelines Section 15378(b) provides:

“Project does not include:

- (1) Proposals for legislation to be enacted by the State Legislature;
- (2) Continuing administrative or maintenance activities, such as purchases for supplies, personnel-related actions, general policy and procedure making (except as they are applied to specific instances covered above);
- (3) The submittal of proposals to a vote of the people of the state or of a particular community that does not involve a public agency sponsored initiative. (*Stein v. City of Santa Monica* (1980) 110 Cal.App.3d 458; *Friends of Sierra Madre v. City of Sierra Madre* (2001) 25 Cal.4th 165);
- (4) The creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.[sic]
- (5) Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.”;

WHEREAS, the proposed Project is a continuing administrative or maintenance activity of the District and a District administrative activity that will not result in direct or indirect physical changes in the environment;

WHEREAS, CEQA contains several categorical exemptions from CEQA;

WHEREAS, the CEQA Guidelines Section 15301 (Class 1 Existing Facilities) categorical exemption provides in part that it “consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use [...] The key consideration is whether the project involves negligible or no expansion of use.”;

WHEREAS, the CEQA Guidelines Section 15308 (Class 8 Actions by Regulatory Agencies for Protection of the Environment) categorical exemption “consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Construction activities and relaxation of standards allowing environmental degradation are not included in this exemption.”;

WHEREAS, CEQA also provides, in CEQA Guidelines Section 15061(b)(3), that where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is exempt from CEQA;

WHEREAS, the District has reviewed the proposed Project and determined that the proposed Project is not a “Project” as defined in CEQA and the CEQA Guidelines as set forth in CEQA Guidelines Section 15378(b);

WHEREAS, alternatively, if the proposed Project is a “Project” as defined in CEQA and the CEQA Guidelines, the District has reviewed the proposed Project and determined that the proposed Project is categorically exempt from further CEQA review pursuant to CEQA Guidelines Section 15301 (Class 1 Existing Facilities) and CEQA Guidelines Section 15308 (Class 8 Actions by Regulatory Agencies for Protection of the Environment) because the proposed Project consists of 1) the operation, of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use, 2) the operation of facilities of publicly owned utilities used to provide public utility services, involving negligible or no expansion of existing or former use, and 3) actions taken by the District to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment, in accordance with the District’s regulatory powers;

WHEREAS, the District has reviewed the proposed Project and determined that the proposed Project is also exempt pursuant to CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility that the proposed Project may have a significant effect on the environment because it consists solely of continued operations;

WHEREAS, CEQA Guidelines Section 15300.2 sets forth the following exceptions to categorical exemptions:

“(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located--a project that is ordinarily insignificant

in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.”;

WHEREAS, the District has reviewed the proposed Project and determined that none of the exceptions to categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply; and

WHEREAS, the District’s staff recommends that the Board approve the proposed Project awarding the Contract to Waste Management, the proposed Project is approved, the Contract is awarded to Waste Management, and the District’s General Manager is authorized and directed to execute the Contract and carry out the Project

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE BELL CANYON COMMUNITY SERVICES DISTRICT does hereby resolve, determine, find, declare and order as follows:

- 1) The above recitals are true and correct.
- 2) The proposed Project is not a “Project” as defined in CEQA and the CEQA Guidelines as set forth in CEQA Guidelines Section 15378(b) because the proposed Project is a continuing administrative or maintenance activity of the District and a District

administrative activity that will not result in direct or indirect physical changes in the environment.

- 3) If the proposed Project is a “Project” as defined in CEQA and the CEQA Guidelines, then the proposed Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Class 1 Existing Facilities) and CEQA Guidelines Section 15308 (Class 8 Actions by Regulatory Agencies for Protection of the Environment) because the proposed Project consists of 1) the operation, of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use, 2) the operation of facilities of publicly owned utilities used to provide public utility services, involving negligible or no expansion of existing or former use, and 3) actions taken by the District to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment, in accordance with the District’s regulatory powers.
- 4) The proposed Project is also exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility that the proposed Project may have a significant effect on the environment because it consists solely of continued operations.
- 5) None of the exceptions to the CEQA Guidelines Section 15301 (Class 1 Existing Facilities), and CEQA Guidelines Section 15308 (Class 8 Actions by Regulatory Agencies for Protection of the Environment) categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply.
- 6) The proposed Project is approved and the District’s General Manager is authorized and directed to execute the Contract and carry out the Project.
- 7) The District’s General Manager, or his designee, is authorized and directed to file a Notice of Exemption for the Project in accordance with CEQA.

PASSED AND ADOPTED on the 15th day of June, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Julie De St. Jean, President of the Board

ATTEST: _____
Walter Kelly, Secretary of the Board

I, Walter Kelly, General Manager of the Bell Canyon Community Services District, Ventura County, California, DO HEREBY CERTIFY that the foregoing is a true and accurate copy of the Resolution passed and adopted by the Board of Directors of the Bell Canyon Community Services District on the date and by the vote indicated herein.

**EXHIBIT A
(CONTRACT)**

**TRASH, RECYCLING MATERIALS AND ORGANIC WASTE
COLLECTION, PROCESSING AND DISPOSAL AGREEMENT**

THIS AGREEMENT ("**Agreement**") is effective as of July 1, 2026, between Bell Canyon Community Services District, a public entity ("**District**") and G.I. Industries, a Utah corporation ("**Contractor**").

RECITALS

A. Pursuant to California Government Code section 61100(c), District may provide for the collection or disposal of garbage or refuse matter. District's Ordinance No. 88-001 as amended by Ordinance No. 91-002, as amended and restated by Ordinance No. 96-003, as amended and restated by Ordinance No. 99-01, and as amended and restated by Ordinance No. 99-04, as amended by Ordinance No. 23-01 (hereinafter "**Ordinance**") governs the collection, removal and disposal of garbage and refuse within the District. Sections 20 and 21 of the Ordinance provide that the District may enter into a contract with any person to provide standard weekly trash removal and disposal services for residents of the District.

B. In accordance with California Public Resources Code Section 40059(a)(2), the Board of Directors of the District has determined that the public health, safety, and welfare require that an exclusive franchise be awarded to a qualified solid waste enterprise for the collection, transportation, recycling, processing, and disposal of solid waste, and for other related services.

C. In addition to weekly trash removal and disposal services, District desires and Contractor shall provide curbside and organic waste recycling services and other additional services as specified on Exhibit A ("**Additional Services**"), to District residents on the terms and conditions outlined herein.

D. The parties desire to enter into this Agreement for the provision of these services.

E. District and Contractor previously entered into agreements effective February 1, 2006, February 1, 2011, February 1, 2016, February 1, 2021, and February 1, 2026, for these services. This Agreement replaces and supersedes the previous Agreements.

NOW, THEREFORE, pursuant to the mutual terms, conditions and covenants contained in this Agreement, the parties agree as follows:

Section 1. Agreement. District contracts with Contractor and Contractor agrees to provide curbside trash, recycling materials and organic waste collection, processing and disposal services, as well as the Additional Services, for residents of the District pursuant to the terms and conditions herein, District's Ordinance, and the District rules and regulations promulgated thereunder.

Section 2. Incorporation of District Ordinance by Reference. The terms of the District's Ordinance are incorporated by reference as though fully set forth herein. Contractor agrees to comply with all provisions of the Ordinance regulating or affecting Contractor's operations. If the provisions of the Ordinance conflict with the terms of this Agreement, the

provisions of the Ordinance shall supersede the terms of this Agreement.

Section 3. Term of Agreement. The term of this Agreement shall commence July 1, 2026, and shall terminate June 30, 2031, unless earlier terminated in accordance with the provisions of this Agreement.

Section 4. Services to be Performed by Contractor.

a. Weekly Trash Collection. Contractor at its expense shall provide all labor, materials and equipment necessary to perform weekly trash collection and disposal services for all eligible District residents. Contractor acknowledges and agrees to comply with all contract conditions contained in Section 23 of the District's Ordinance. Contractor at its expense shall supply an approximately ninety-six (96) gallon container, emptied weekly, to each eligible residence, and shall supply District with regular quarterly reports, in a format acceptable to District, which District may utilize for AB 939 and SB 1383 reporting purposes. The cost for each residential property per month, regardless of its location within the District, shall be included in the Base Rate, to be paid by District in accordance with the provisions of Section 5.

b. Prohibited Container Contaminants. Contractor shall not be required to remove or collect from any residential property "Prohibited Container Contaminants" as defined by Section 3 of the Ordinance. Contractor may independently agree with District residents to remove for disposal Prohibited Materials for such compensation as independently agreed upon between Contractor and the resident. Contractor hereby releases District from any liability for payment of any such sums which may become due as a result of independent agreement between Contractor and District residents.

c. Collection and Disposal. Contractor shall collect and dispose of trash using those methods prescribed by the District. Contractor shall dispose of the trash at a legal landfill site selected by the Contractor outside of the District's boundary. The cost for each residential property per month, regardless of its location within the District, shall be included in the Base Rate, to be paid by District in accordance with the provisions of Section 5.

d. Curbside Recycling. In addition to weekly trash collection and disposal services, Contractor shall also provide curbside recycling service on a weekly basis to District residents. Contractor at its expense shall supply an approximately ninety-six (96) gallon container, emptied weekly, to each eligible residence, and shall supply District with regular quarterly reports, in a format acceptable to District, which District may utilize for AB 939 and SB 1383 reporting purposes. The cost for each residential property per month, regardless of its location within the District, shall be included in the Base Rate, to be paid by District in accordance with the provisions of Section 5.

e. Organic Waste Recycling. In addition to weekly trash collection and disposal services and curbside recycling services, Contractor shall also provide weekly organic waste recycling service to District residents. Contractor at its expense shall supply an approximately

ninety-six (96) gallon container, emptied weekly, to each eligible residence, and shall supply District with regular quarterly reports, in a format acceptable to District, which District may utilize for AB 939 and SB 1383 reporting purposes. The cost for each residential property per month, regardless of its location within the District, shall be included in the Base Rate, to be paid by District in accordance with the provisions of Section 5.

f. Community Cleanups. On two (2) dates per year, in the spring and fall seasons, to be mutually agreed upon by District and Contractor, Contractor shall provide containers for unlimited bulky item collection and disposal for eligible residents, without additional charge to the District or residents. Should the District require Contractor to provide any support staff for such events, then Contractor shall invoice the District for the cost of such services on an hourly basis.

g. Additional Residential Services. Contractor shall make Additional Services available to residents, upon residents' request, at the rates as specified in Exhibit A, as may be adjusted under this Agreement, which is incorporated as though fully set forth herein by this reference. Such special collection arrangements must meet reasonable safety criteria as established by Contractor at its discretion. Payments for these special collection arrangements are made pursuant to agreement between Contractor and the resident; District is not responsible for such costs or charges.

h. Manure Recycling Service. If any District residents elect manure recycling service as provided by Exhibit A and subsection g above, the Contractor shall use all reasonable efforts to cause horse manure generated within the District to be diverted from the waste stream and be recycled. Customers shall place manure into the organic waste container. Contractor shall supply District with regular quarterly reports, in a format acceptable to District, which the District may utilize for AB 939 and SB 1383 reporting purposes.

i. Information to District Residents. Contractor at its expense shall provide all written educational/outreach materials and service notices to District residents for Services provided under this Agreement. Any materials and notices must be approved by the District Manager before distribution to District residents, which approval shall not be unreasonably withheld or delayed.

j. District Facilities. Contractor shall provide weekly trash collection and disposal services, curbside recycling, and organic waste recycling to District facilities, at no cost to District. These facilities are located at 29 Baymare Road, 30 Hackamore Lane and, if requested by District, the District bus stop and Bell Canyon Park locations on Bell Canyon Road.

Section 5. Compensation to Contractor.

a. District shall provide Contractor with a property eligibility list delineating those residential properties eligible for service. This eligibility list shall be updated by District from time to time at District's election or upon request by Contractor (provided such request shall not be more often than quarterly) and the updated list shall be provided to Contractor. If the

updated list removes any residences due to fire or other destruction of that residence, the charge for that residence shall be suspended until such residence is replaced and again added to the roll of the property eligibility list.

b. Contractor shall submit monthly billing statements to District, in a format reasonably acceptable to District, for the trash collection, curbside recycling and organic waste services provided to District residential properties for the preceding month. Contractor's monthly statement shall be submitted to the District on or before the 2nd day of the following month. The monthly cost for weekly trash collection, weekly curbside recycling and weekly organic waste recycling shall be Sixty Dollars and Seventy cents (\$60.70) per residence ("**Base Rate**"), with a ten percent (10%) discount for residences with a qualifying senior resident owner or lessee ("**Senior Base Rate**").

c. The District shall pay Contractor's billing statement within thirty (30) days of receipt. In the event of a dispute over any portion of the billing statement, District may without interest or penalty withhold payment to Contractor of the disputed portion, until such dispute is resolved between Contractor and the District Manager. If any such dispute cannot be successfully resolved between Contractor and the District Manager, Contractor may bring the dispute to the District's Board of Directors, whose decision shall be final except that Contractor may pursue any other legal remedies available at law if it is not satisfied with the District's Board of Directors' decision.

d. The Base Rate shall remain unchanged between July 1, 2026, through June 30, 2027. Beginning on July 1, 2027, and on July 1 of each year during the term of this Agreement, the Base Rate paid to the Contractor is subject to modification as follows:

(1) Service Fee Increase: On July 1, 2027 and annually thereafter on July 1 of subsequent years, two thirds of then-current Base Rate and Additional Services Rates for each residential property shall be modified by the percentage increase/decrease of the Consumer Price Index, CUSROOOSEHG02 CPI-U Garbage and Trash Collection, US City Average, not seasonally adjusted, as published by the United States Department of Labor, Bureau of Labor Statistics, or the most similar successor index if this index is no longer published, ("CPI"), by calculating the average of the changes in the CPI between each month during the April to March period immediately preceding the date of the rate adjustment and the same month in the prior year. The amount of each modification shall not exceed five percent (5%) of the then-current Base Rate. If the calculated CPI increase exceeds the five percent (5%) cap in any year, the excess shall carry forward and be applied to subsequent annual adjustments until fully exhausted. Contractor waives any Consumer Price Index modification to the Base Rate until July 1, 2027.

(2) Tipping Fee Increase: Upon receipt of any notice of a landfill or recyclables or organic waste processing rate change, the Contractor shall notify the District promptly. Upon the effective date of a landfill or recyclables or organic waste processing rate change, one third of the then-current Base Rate and Additional Services Rates for each residential property shall be

modified by the percentage increase/decrease in the landfill or processing rate.

e. Contractor may request an adjustment to the Base Rate or Additional Services Rates at other times to provide for the reimbursement of unusual increased costs of providing service under this Agreement, but not more than once in any twelve (12) month period. Unusual increased costs may include changes in service mandated by the District, changes to the Ordinance affecting Contractor's operations, changes in state or local government solid waste fees and charges, changes in the law or regulations, including changes in interpretation of same, loss of markets for recyclables, declines in market value of recyclables, material increases in processing costs, labor costs, embargoes or other export restrictions, but shall not include circumstances within the control of Contractor, such as changes in the purchase price of new equipment, amounts reimbursed by insurance companies, or rebates of any type. For each request, Contractor must prepare a schedule documenting the extraordinary costs. The request shall be prepared in a form acceptable to the District with support for all assumptions made by Contractor in preparing the estimate. The District Board of Directors shall review Contractor's request and, in its reasonable judgment, make the final determination on the appropriate amount of the adjustment, if any, within thirty (30) calendar days of receipt of Contractor's request.

Section 6. Compliance with Laws. Contractor shall bear sole responsibility for and shall comply with all local, state and federal laws, ordinances, regulations, standards and orders relating to the collection, transportation and disposal of trash, the recycling of solid waste, and the nature and conduct of Contractor's work, including but not limited to all occupational, safety and health (OSHA) laws and regulations, whether currently in effect or hereafter enacted, related to Contractor's services under this Agreement.

Contractor at its sole expense shall pay all applicable fees imposed by any other public agencies (e.g. the County of Ventura) with oversight responsibility for solid waste collection and disposal, including but not limited to the "Waste Management Fee", the "Collector Fee" and the "CIWMP Fee" as defined in Ventura County Ordinance Code Sections 4770-3, 4750-7 and 4790 et seq., respectively.

Section 7. Contractor's Name. Contractor shall not use the words "Bell Canyon" or "Community Services District" or like words in its corporate name or on its equipment.

Section 8. Performance Bond.

a. Upon execution of this Agreement, Contractor shall file with the District and shall thereafter during the entire term of this Agreement maintain in full force and effect a surety bond or other adequate surety in a form, satisfactory to the District in the amount of Fifty Thousand Dollars (\$50,000.00) for Contractor's faithful performance of this Agreement.

b. Contractor's performance bond shall be so conditioned that if Contractor fails to comply with any one or more of the provisions of this Agreement, then there shall be recoverable jointly and severally from the Contractor or surety any damage or loss or costs suffered or incurred by the District as a result thereof, including reasonable attorneys' fees and costs of any action or

proceeding, and including the full amount of any compensation, indemnification, cost of removal or abandonment of any property or other costs which may be in default up to the full principal amount of such bond.

c. Such bond shall not be canceled, altered or allowed to lapse without at least thirty (30) days prior written notice to the District Manager by the surety.

d. Failure to file or maintain such performance bond shall be deemed a breach of this Agreement and shall be grounds to terminate this Agreement by the District.

Section 9. Insurance. Insurance shall be maintained by Contractor in accordance with the terms attached hereto as Exhibit B.

Section 10. Workers' Compensation Insurance. Contractor shall at all times keep fully insured, at Contractor's own expense, all persons employed by Contractor in connection with performance of this Agreement as required by the provisions of the California Labor Code relating to Workers' Compensation and Insurance. Contractor shall indemnify, defend and hold District free and harmless from all liability arising by reason of injuries of any employee of Contractor incurred in the course of employment hereunder except to the extent caused by District's gross negligence or willful misconduct. Contractor shall file and maintain certificates with the District showing said insurance to be in full force and effect at all times during the term of this Agreement. No work shall be done by Contractor during any period when Contractor is not covered by insurance as required herein.

Section 11. Indemnify and Hold Harmless.

a. Contractor shall indemnify, defend and hold harmless District and its officers, directors, agents and employees from all liability of whatever kind or character, including but not limited to damages for injury or death or damage to persons or property, and regardless of the merit of the same and against all liability to others and against any loss, cost and expense, including any reasonable attorneys' fees, accountant's fees, expert witness or consultant fees, court costs or other costs or expenses to the extent caused by or arising out of or pertaining to Contractor's negligent performance of this Agreement, whether such performance be by Contractor or anyone directly or indirectly employed by Contractor. Such indemnity shall survive the expiration or termination of this Agreement with respect to any claims arising during the term of this Agreement. Notwithstanding the foregoing, such indemnity shall not apply to the extent caused by or arising out of or pertaining to Excluded Waste or to the District's negligence or willful misconduct. As used in this Agreement, "Excluded Waste" means (a) hazardous waste, radioactive waste, medical waste or biohazardous waste, as defined under applicable federal, state or local law; (b) waste containing polychlorinated biphenyls (PCBs) or asbestos; and (c) any other waste that under applicable federal, state or local law Contractor is not permitted or authorized to collect, transport, process or dispose at its facilities or third-party facilities used under this Agreement.

b. The existence of liability insurance provided by Contractor to District pursuant to Section 9 shall not release Contractor in any manner from liability under this indemnification section. The obligations of this indemnification section shall apply regardless of whether such insurance policy/policies has/have been determined to apply to any of such liability, damages, loss, cost or expense as set forth above.

c. To the extent that the provisions of Public Resources Code § 40059.1 may be applicable to the District, Contractor shall indemnify District to the extent permitted in § 40059.1.

Section 12. Default and Termination.

a. In addition to any other remedy herein provided or provided by law, the District may terminate this Agreement if Contractor is in default of any term or provision hereof including the requirements that performance shall be in a workmanlike manner and otherwise reasonably satisfactory to the District; provided, however, that before such right of termination may be exercised by the District, District shall give the Contractor written notice of such default, specifying the particulars in which the Contractor is in default and if such default is cured and satisfactory service is rendered by Contractor within fifteen (15) days after such written notice, or if Contractor commences to cure such default diligently within such fifteen (15) day period, this Agreement shall not be terminated by the District. During the fifteen (15)-day period, Contractor may submit to District evidence of excuse pursuant to subsection b or any information showing that no default has occurred. The District shall consider this information before its final determination as to termination.

b. Acts of God, floods, fires, earthquakes, terrorism, strikes, riots or other civil unrest, governmental laws, orders, restrictions, embargoes, actions and regulations, and shortages of power, infrastructure or transportation, pandemics, epidemics which are not within the reasonable control of Contractor or acts of other persons or combinations thereof over which the Contractor does not have reasonable control are not subject to termination for default as set forth in Section 12.a.

c. In the event Contractor shall for any reason become unable to or fails in any way to collect or remove trash as provided herein, District may declare the amount of the performance bond described herein forfeited to the District.

d. In the event of termination of this Agreement due to Contractor's breach, Contractor shall be liable to the District for all loss, damage or expense for which the District may become liable or indebted to provide replacement service to its residents.

e. If the State of California ceases providing, or materially reduces allocation of, ad valorem property tax revenues to the District, the District may terminate this Agreement, without penalty, upon ninety (90) days' notice to Contractor.

Section 13. Non-Assignability.

a. None of Contractor's rights, privileges or obligations herein granted or authorized shall be leased, assigned, sold or transferred, either in whole or in part, nor shall title thereto, either legal or equitable, or any right, interest or property therein pass to or vest in any person through the sale of stock or otherwise, either by act of Contractor or by operation of applicable law, without the prior written consent of the District, which shall not be unreasonably withheld or delayed in the event of a transfer by merger or acquisition of Contractor by a third party solid waste disposal provider. The granting of such consent shall not render unnecessary any subsequent consent. Subject only to the District's rights as set forth in the following subsections of Section 13, this subsection shall not apply to an assignment or transfer by Contractor to an affiliate under common ownership with Contractor.

b. Contractor shall promptly notify District of any proposed change in control and/or ownership of Contractor with respect to which the consent of the District is required. Such change in control or ownership or other assignment or transfer shall make this Agreement null and void unless and until District shall have consented in writing thereto. For purposes of determining whether it will consent to such change, transfer or acquisition of control or ownership, District may inquire into the qualifications of the prospective acquiring party and Contractor shall assist District in any such inquiry. District may condition approval of such transfer upon terms and conditions it deems appropriate. For purposes of this section, a presumptive change in control and/or ownership will exist upon sale or transfer of fifty percent (50%) or more of Contractor's ownership stock, interest or other control.

c. At least sixty (60) days prior to any transfer as heretofore described, Contractor shall file with the District a copy of the deed, agreement, mortgage, lease or other written instrument evidencing such sale, transfer or lease, certified and sworn to as correct by Contractor.

d. Every such transfer as heretofore described, whether voluntary or involuntary, shall be deemed void and of no effect unless Contractor shall have filed such certified copy as is required and District has given its approval.

e. Failure to obtain the approval of District as provided herein shall entitle District to terminate this Agreement effective thirty (30) days from the date District provides Contractor with written notice of disapproval.

Section 14. Rights and Powers Reserved to District.

a. At all reasonable times, Contractor shall permit the District Manager to examine all property of Contractor, and to examine and transcribe any and all records kept or maintained by Contractor under Contractor's control which pertain to this Agreement, including but not limited to all financial records and accounts.

b. Neither this Agreement nor any provision hereof shall constitute a waiver or bar

to the exercise of any governmental rights or powers of the District. Contractor expressly acknowledges and agrees to the provisions of Section 21 and 27 of District's Ordinance.

c. The District's Board of Directors may do all things which are necessary and convenient in the exercise of the District's jurisdiction under this Agreement and may determine any question of fact which may arise during the existence of this Agreement.

d. The District Manager is hereby authorized and empowered to adjust, settle or compromise any controversy or charge arising from the operations of Contractor under this Agreement, either on behalf of the District or any resident, in the best interests of the public. Either the Contractor, or any resident of the District, who may be dissatisfied with any decision of the District Manager may appeal the matter to the Board of Directors for hearing and determination. The Board of Directors may accept, reject or modify the decision of the District Manager, and the Board of Directors may adjust, settle or compromise any controversy or cancel any charge arising from the operations of the Contractor.

Section 15. Notices. All notices or correspondence required to be given under this Agreement or otherwise shall be given by personal delivery, delivered by same-day or overnight courier; or placing such notices in the United States mail, by first class mail postage pre-paid, addressed to the parties at their respective addresses:

If to Contractor:	G.I. Industries Attn: President 2255 N. Ontario Street, Suite 350 Burbank, CA 91504
With copy to:	G.I. Industries Attn: Assistant General Counsel 2255 N. Ontario Street, Suite 350 Burbank, CA 91504
If to District:	Bell Canyon Community Services District Attn: General Manager 30 Hackamore Lane Bell Canyon, CA 91307-1015

All such notices shall be deemed given on the day deposited in the United States mail in the manner specified above.

Section 16. Severability. If any term, covenant, condition, section or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions herein shall remain in full force and effect and shall in no way be affected, impaired or invalidated thereby.

Section 17. Successors. This Agreement shall be binding upon and inure to the benefit

of the heirs, executor, representatives, assigns and successors in interest of the parties hereto, subject to the provisions of Section 13 above.

Section 18. Entire Agreement. This Agreement constitutes the entire agreement between District and Contractor and this Agreement may be modified or altered only by an instrument in writing signed by both District and Contractor. No prior or contemporaneous oral understandings or agreements between the parties not incorporated within this Agreement shall be binding upon the parties. Without limitation, this Agreement supersedes in its entirety any other agreements between the parties related to the Services.

Section 19. California Law. This Agreement shall be interpreted and construed pursuant to the laws of the State of California, without reference to its conflicts of laws principles. Any litigation arising from this Agreement shall be commenced in a court of competent jurisdiction in the County of Ventura.

Section 20. Effective Date. This Agreement shall become effective and operative as of the date first set forth above.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first set forth above.

G.I. INDUSTRIES

By: _____

Name: _____

Its: _____

ATTEST:

BELL CANYON COMMUNITY SERVICES DISTRICT

By: _____

Name: _____

Name: _____

Title: _____

Its: _____

EXHIBIT A

BASE SERVICES AND ADDITIONAL SERVICES RATES

The following prices are effective from July 1, 2026, through June 30, 2027. The fee modifications under Section 5(d) are fully applicable to the following Base Rates and Additional Services as set forth in the Agreement:

Service	Service Description	Rate
Base Service	Includes: One (1) 96-gallon Trash Cart, one (1) 96-gallon Recycle Cart, and one (1) 96-Gallon Organic Waste Cart, serviced one time per week	\$ 60.70
	Base Service - Senior	\$ 54.63
Additional Services	Walk-up (Valet) Service	\$ 48.00
	Walk-up (Valet) Service - Senior	\$ 43.20
	Cut-off and Restart Charge, per instance	\$35.12
	Extra Carts: (serviced on same day as Base Service):	
	Each additional 96-gallon Trash Cart	\$ 21.00
	One additional 96-gallon Recycle Cart	Included
	Each additional (more than 2) Recycle Cart	\$ 21.00
	Each additional 96-gallon Organic Waste Cart	\$ 21.00
	Each 64-gallon Manure Cart	\$ 21.00
	Bin and Roll-off Services:	
	Commercial 3-cubic yard Trash Bin, serviced one time per week	\$ 129.33
	Commercial 3-cubic yard Trash Bin, serviced two times per week	\$ 258.65
	3-Yard Instabin (Temp), per week	\$ 275.00
	Roll-off Haul Rate, per haul, plus per ton disposal or processing charge	\$ 335.00
	Extra Pick-up:	
	Extra Cart pick-up on service day, per cart	\$ 8.79
	Extra Bag pick-up on service day, per bag	\$ 5.87
	Extra Cart pick-up not on service day, all three Base Service carts	\$ 59.75
	Extra Bag pick-up not on service day, up to six (6) bags	\$ 59.75
	Bulky Items & At Your Door HHW Services:	
Bulky Item Pick-up, includes two (2) items	\$ 58.99	
Additional Bulky Item, per item	\$ 20.44	

	At Your Door Service, per collection	\$ 25.82
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EXHIBIT B
INSURANCE REQUIREMENTS

Contractor shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Contractor, his agents, representatives, employees or subcontractors.

Minimum Scope of Insurance

Coverage shall be at least as broad as:

1. Insurance Services Office Commercial General Liability coverage (occurrence Form CG 0001).
2. Insurance Services Office form number CA 0001 covering Automobile liability, Code 1 (any auto) or Code 8, 9 if no owned autos.
3. Workers' Compensation insurance as required by the State of California and Employer's Liability insurance.

Minimum Limits of Insurance

Contractor shall maintain limits no less than:

1. General Liability: \$2,000,000 per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.
2. Automobile Liability: \$2,000,000 per accident for bodily injury and property damage.
3. Employer's Liability: \$2,000,000 per accident for bodily injury or disease.

Deductibles and Self-Insured Retentions

All deductibles or self-insured retentions are for the account of Contractor and are payable solely by Contractor. At the option of the District, the Contractor shall provide a financial guarantee satisfactory to the District guaranteeing payment of losses and related investigations, claim administration and defense expenses.

Other Insurance Provisions

The general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1. The District, its officers, officials, employees and volunteers are to be covered as insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Contractor; and with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts or

equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance, or as a separate owner's policy.

2. For any claims related to this Agreement, the Contractor's Insurance coverage shall be primary insurance as respects the District, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the District, its officers, officials, employees or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.

3. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party, except after thirty (30) days' prior written notice has been given to the District.

Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII.

Verification of Coverage

Contractor shall furnish the District with original certificates and amendatory endorsements affecting coverage required by this clause. The endorsements should be on forms provided by the District or on other than the District's forms, provided those endorsements or policies conform to the requirements. All certificates and endorsements are to be received and approved by the District before work commences.

Bell Canyon Community Senior Discount Program – Master Billed Account

1. Purpose

This Exhibit defines how the Senior Discount Program will be administered for eligible residential homes under the CSD/HOA Master Billed solid waste account.

2. Eligibility

A residential home eligible for the 10% senior discount will also receive the discount on valet service, if applicable.

- At least one permanent resident meets the minimum age requirement (typically 62+),
- The home is the resident's primary residence, and
- The CSD/HOA confirms the home meets program criteria

The discount also applies to valet service, if applicable.

3. Verification and Certification

The CSD/HOA, in coordination with WM, is responsible for confirming eligibility. Supporting documentation may be maintained by the HOA.

Each certified home must include:

- Address
- Eligibility confirmation

4. Discount Application

WM will apply the discount only to homes on the latest CSD/HOA-certified eligibility list.

Discounts will appear as a separate line item or billing code on the Master Billed invoice.

5. Updates and Monitoring

a. Regular Updates

The CSD/HOA will provide an updated eligibility list at least quarterly, identifying:

- Newly eligible homes
- Homes that are no longer eligible

b. Interim Changes

The CSD/HOA will notify WM within 30 days of any eligibility change.

6. Removal of Discount

WM will remove the discount when:

- The CSD/HOA provides written notice of ineligibility, or
- Ownership of the home changes making the home ineligible if new owners are not of age.

Changes will be applied prospectively unless otherwise required.

7. Audit and Reconciliation

a. Audit Rights

WM may conduct an quarterly and annual reviews of discounts against the certified eligibility list.

b. Billing Adjustments

- Any errors will be corrected at the time of audit

8. CSD/HOA Certification

The CSD/HOA certifies that all listed homes meet program criteria and agrees to provide timely updates to ensure billing accuracy.



Application for the Senior Citizen Discount Program

A residential home eligible for the 10% senior discount will also receive the discount on valet service, if applicable.

Section 1 – Customer Information

Name	<input type="text"/>
WM ID #	<input type="text"/>
Service Address	<input type="text"/> <input type="text"/>
Phone Number	<input type="text"/>
Email	<input type="text"/>

Section 2 – Declaration

- I am 62 years of age or older
- I am the head of my household
- I will provide verification if requested

I consent to WM verifying eligibility information as necessary to administer this program.

Applicant Signature	<input type="text"/>
Date	<input type="text"/>

For Internal Use Only

Approved By	<input type="text"/>
Date	<input type="text"/>

RESOLUTION No. 26-06

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BELL CANYON COMMUNITY SERVICES DISTRICT AUTHORIZING THE ADOPTION OF PRELIMINARY FISCAL YEAR 2026-2027 BUDGET

WHEREAS, pursuant to Government Code Section 6110(a) on or before July 1 of each year, the board of directors may adopt a preliminary budget that conforms to generally accepted accounting and budgeting procedures for community service districts; and

WHEREAS, pursuant to Government Code Section 61110(f), on or before September 1 of each year, the board of directors shall adopt a final budget that conforms to generally accepted accounting and budgeting procedures for special districts; and

WHEREAS, the Board of Directors (“Board”) for the Bell Canyon Community Services District (“District”) has publicly discussed a proposed budget in a regular meeting on June 15, 2026 and adopted the preliminary budget; and

WHEREAS, the Board must adopt a final budget for Fiscal Year 2026-2027 on or before September 1, 2026; and

WHEREAS, the District has made available a preliminary budget in the District offices during the month of June 2026; and

WHEREAS, as of the effective date of this Resolution, the Board continues to review and consider the preliminary annual budget for Fiscal Year 2026-2027; and

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE BELL CANYON COMMUNITY SERVICES DISTRICT DOES HEREBY RESOLVE:

1. The above recitals are true and correct and incorporated herein by reference.
2. The Board adopts the preliminary budget for Fiscal Year 2026-2027.
3. This Resolution is effective on the day of its adoption.

PASSED AND ADOPTED on the 15th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Julie De St. Jean, President

ATTEST:

Walter Kelly, General Manager/Secretary

I, Walter Kelly, General Manager of the Bell Canyon Community Services District, Ventura County, California, DO HEREBY CERTIFY that the foregoing is a true and accurate copy of the Resolution passed and adopted by the Board of Directors of the Bell Canyon Community Services District on the date and by the vote indicated herein.



BELL CANYON COMMUNITY SERVICES DISTRICT

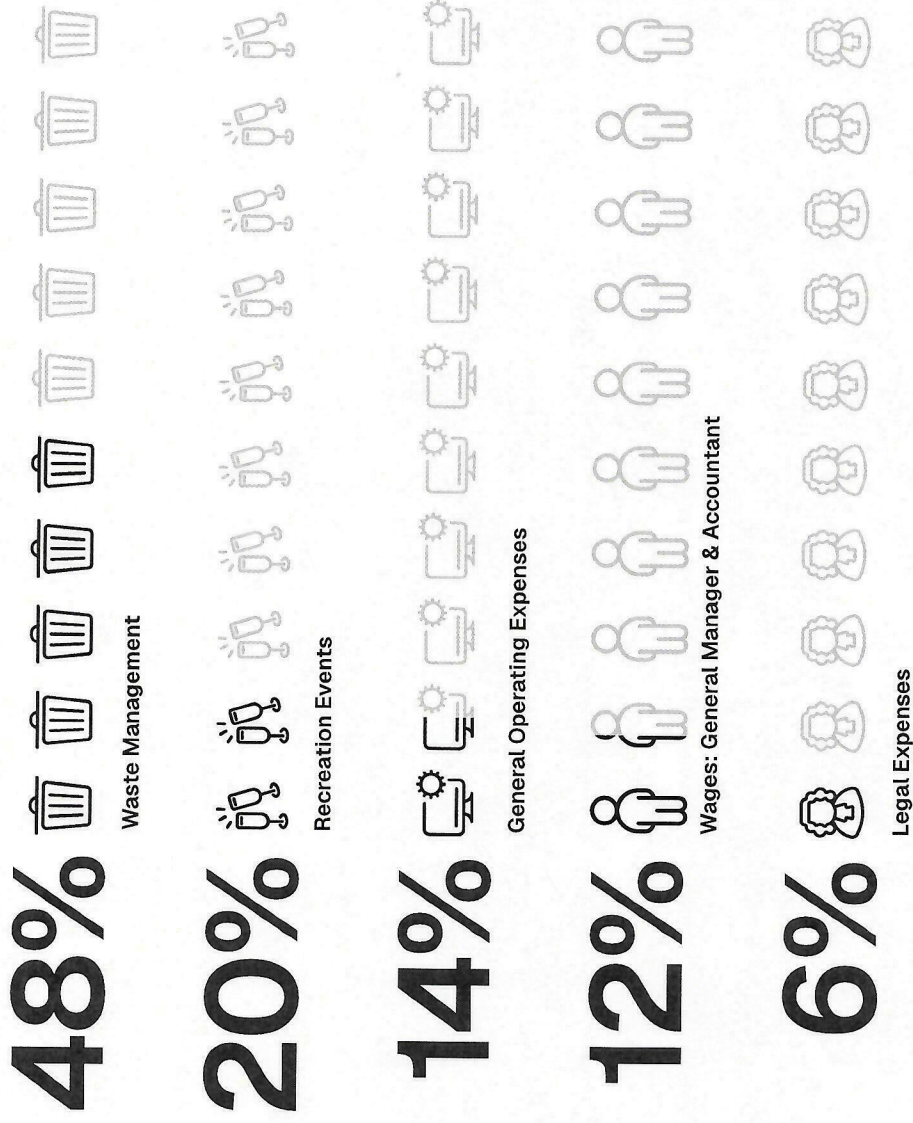
Fiscal Year 2026-27 Proposed Budget

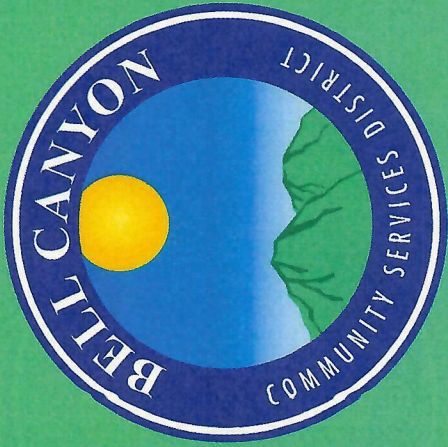
Summary of prior year budget to proforma actuals

- Proforma Budget FY2025-26 net loss of \$328,942 is \$65K favorable compared to FY2025-26 annual budget net loss of \$393,500 due to the following:
- Property taxes \$67K favorable to budget, interest income \$45K unfavorable to budget resulting in net \$22K upside compared to budget
- WM \$22K favorable
- Events \$7K favorable
- Surveyor and rent are \$15K favorable
- ***Proforma cash balance at June 30, 2026 is \$1,616,535***
- ***Forecast cash balance at June 30, 2027 is \$1,451,088***



Budget in Brief
Fiscal Year 2025-26
Proforma





Budget in Brief Fiscal Year 2026-27 Proposed

50%



Waste Management

16%



Recreation Events

15%



General Operating Expenses

14%



Wages: General Manager & Accountant

5%



Legal Expenses

Budget Narrative

FY2026-27



Waste Management

- General Manager led Request for Proposal (“RFP”) for Collections Services resulting in lowering annual cost of collection services by approximately \$45,103
- Approximately \$225,000 in savings over the five-year contract
- Annual savings may increase as more residents participate in senior discount
- Hidden Hills paid HF&H Consulting \$250,000 for similar RFP Services
- General Manager completed RFP by going above and beyond
- Waste Management service fees decreased from \$589,607 in fiscal 2025-26 to \$544,504 in fiscal 2026-27

Recreation Events

	<u>PROPOSED FY2026-27</u>	<u>ACTUALS FY2025-26</u>
• Endless Summer	\$60,000	\$ 79,324
• Halloween Party	\$75,000	\$ 77,661
• Snow Day	\$20,000	\$ 42,499
• Easter Egg Hunt	\$12,000	\$ 11,052
• Pumpkin Patch	\$ 5,000	\$ 5,002
• Car Show	<u>\$ 3,000</u>	<u>\$ 2,327</u>
• FY 2026-27 Budget	\$175,000	\$217,865
Event Planner Wages		\$ 22,618
Movie License		\$ 2,504
TOTAL ACTUALS FY2025-26		\$242,987

Wages, Rent and Interest Income

- July 2025: BCCSD Board increased GM wages by 50% to get closer to market
- FY2026-27 General Manager Budgeted at \$125,000
- Average SoCal CSD General Manager total compensation is \$209,401**
- Accountant budgeted at \$25,000, unchanged YoY
- Rent increased from \$275 per month to \$1,400 per month to normalize lease in market-rate adjustment
- Interest income decreases by 21% YoY due to Fed Funds target rate decreasing from 4.25% - 4.50% in July 2025 to 3.63% as of June 1, 2026

**2023

Legal and Insurance

- Legal expenses expected to decrease by 38% YoY
- One time expenses for Event Planning, Board Vacancy and CHP agreement amounted to \$23,434.50 and are not recurring
- Additionally, legal expenses regarding Brown Act, Human Resources and Community Relations amounted to \$22,337
- D&O and Excess D&O – no change YoY
- General Liability insurance provided by Special District Risk Management Authority (“SDRMA”) increased by 48.7%, from \$15,228 in FY2025-26 to \$22,655 in FY2026-27

		ProForma	Proposed			
		FY 2025-26 budget (\$)	FY 2026-27 Budget (\$)			
Ordinary Income/Expense						
Income						
	4020 · Property Tax Revenue	837,991	899,514			
	4040 · Interest Income	67,169	53,303			
	Total Income	905,160	952,817			
Expense						
	5040 · Legal	78,989	50,000			
	5052 · Outside Service/Consultants	1,368	5,000			
	5055 · Annual Certified Audit	19,100	19,500			
	5056 · Agency & Recruiting Fees	6,250	0			
	5060 · Insurance	31,794	38,550			
	5070 · Membership Dues/Subscriptions	2,579	3,655			
	5072 · Surveyor	9,375	10,125			
	5074 · Cost of Elections	0	2,200			
	5075 · County Admin. Fees	3,766	3,280			
	5076 · Security Services	20,000	5,000			
	5080 · LAFCO Fee	620	650			
	5090 · Meetings	0	250			
	5095 · Clean Up Events	11,479	11,000			
	5100 · Rent Expense	3,025	16,800			
	5110 · Bank Service Charges	5,450	5,500			
	5200 · Document Digitization	2,287	0			
	5202 · Internet	2,964	3,000			
	5250 · Printing	3,047	2,000			
	5260 · Office Supplies	1,471	1,000			
	5262 · Postage	215	250			
	5263 · Every Door Direct Mail	0	2,880			
	5266 · Office Equipment	1,416	1,500			
	5276 · Subscripton Software	5,308	3,200			
	5299 · Miscellaneous	425	500			
	5300 · Recreational Activities	242,987	175,000			
	5302 · Latent Power Application	0	5,000			
	5340 · Phone	960	960			
	5503 · Asphalt Paving Driveway	0	12,800			
	5506 · CSD Vehicle Expenses	2,922	500			
	5600 · Commerical Trash Removal	589,607	544,504			
	5605 · Restroom Maintenance	5,291	5,500			
	5700 · GROSS WAGES					
	5701 · Wages-General Manager	122,633	125,000			
	5702 · Wages-Accountant	25,000	25,000			
	Total 5700 · GROSS WAGES	147,633	165,600			
	5730 · Payroll Tax Expense	14,360	16,560			
	Total Expense	1,234,102	1,118,264			
	Net Ordinary Income	(328,942)	(165,447)			
	Net Income	(328,942)	(165,447)			

BME

—HOSPITALITY—

Proposal
June 12, 2026

BME Hospitality is honored propose the Endless Summer Event which would be held at the Bell Canyon Community Service Center and Parking Lot on Saturday August 22, 2026, from 6:00pm-10:00pm. Here is a complete breakdown of the event that we would like to create for the community.

Date: Saturday August 26, 2026

Time: 6:00pm-10:00pm

Venue: Parking lot at community center Bell Canyon

Estimated Attendance: 800-900 guests

Entertainment:

A cover band that will play music of all genres and hits will be brought in to headline the evening on a custom-built stage in the parking lot. This show will capture the vibrant nostalgia and dance-friendly energy of different eras. All staging, professional sound and dynamic lighting will be brought in to highlight this amazing experience for the community to enjoy.

Staging: 16' x 12' performance platform engineered for sightlines and sound across the parking lot

Lighting & AV: Intelligent lighting, programmable effects and pristine audio to set the mood and enhance the overall performance. Lighting will include illumination for the parking lot and community center courtyard.

Production crew: Dedicated technicians onsite for pre-show setup, the show and to break down post event.

Food:

Gourmet Food Trucks will be brought in for guests to purchase food directly from the trucks. There will be different types of trucks allowing a variety of selections to satisfy all guests needs.

All trucks will be setup for guests to purchase food directly at their own costs. There will be minimum spend requirements for the food trucks at the event. If minimum spend is not reached, then any difference in revenue will be due to the vendor truck. This would be invoiced and broken down in the revenue settlement request.

Beverage:

Cash Bar: A large outdoor bar setup will be built for guests over the age of 21 to purchase beer, wine or alcohol. There will also be non-alcoholic drinks available for guests of all ages.

There will be a service minimum spend requirement of \$5,000.00 in total sales for the event. If minimum is not reached, then the difference would be owed to the outside company providing the bar service. This would be settled after the event with invoices sent over and breakdown of all sales.

Bar Setup & Compliance: Flat fee covers ABC liquor licensing, certified bartenders, station setup and all operation compliance.

Kids & Family Activities

We will provide a family zone designated to engage and entertain children and families for all ages.

Inflatable Slide will be provided with a safety supervisor to make sure that everyone is safe at all times.

Face Painting Station Setup

Gaming Truck

Facilities, Rentals and Comfort

Restrooms: A luxury restroom trailer will be brought in with attendant.

Rentals: Tables, chairs, high-top cocktail tables, event fencing, picnic tables for eating, extra trash cans will be provided. This includes delivery setup and event breakdown.

Vendor Delivery: Same day logistics of all rentals, beverage, food, games, vendors and supplies will be handled and coordinated. This will include post event cleanup.

Staffing, Security and Event Logistics

Professional event staff will be brought in and to oversee the event. This includes a check in team to scan all guests at entry point, cleanup team to roam during the event to maintain the premises and assists guests in anyways that are required

Licenses and Bonded Security will be provided for this event. Security will be stationed at entry point, exits and around the event to ensure safety for all guests.

Traffic Management will be brought in to maintain the security of the streets and neighborhood. They will ensure that all guests are safe while entering and leaving from the street and all residents not attending can safely drive around the event.

An onsite medic will be brought in to provide additional assistance in case anyone needs medical assistance. They will have first aid kit and be prepared to help with any type of assistance required.

The fire department and all required associations will be notified of this event. It will be cleared for approval in accordance with all regulations required to host.

Price Breakdown:

Cover Band:	\$8,000.00
Production Costs:	\$18,000.00
Includes: Staging, A/V, Sound Ryder for cover band, lighting, sound through the lot and community center, microphones, generators, setup and breakdown	
Food Trucks:	\$2,000.00
3 Food Trucks & 1 Dessert Truck	
Guests are paying for their own food if minimum is not reached possibly could owe a difference. This is an estimated amount and if reached would not be owed	
Beverage:	\$1,500.00
Guests are paying for their own drinks. If minimum is reached this would not be owed. This is an estimated number.	
Water, soda, juices	\$700.00
ABC permits and fees connected:	\$1,000.00
Security 8 guards @ 5-hour minimums. \$300/guard	\$2,400.00
Mobile Gaming Truck:	\$900.00
Face Painting:	\$1,500.00
Inflatable Slide:	\$1,000.00
Portable Restrooms:	\$2,300.00
Onsite Staff:	\$4,000.00
Includes bar staff, check in team, cleanup and roaming staff	

Medic:	\$800.00
Traffic Management:	\$2,000.00
Rental of Lot and Room for face painter:	\$2,000.00
Photographer:	\$600.00
Photo booth:	\$900.00
Ice chest with 1500lbs:	\$1,200.00
Email blasts:	\$500.00
Signage:	\$200.00
Rentals:	\$4,500.00
BME Costs to produce:	\$4,000.00
Total price:	\$60,000.00

Price: \$60,000.00

Please call me with any questions,

Best regards,

Brad Elfenbein
BME Hospitality
323.842.1002 c

Bell Canyon Community Services District

MOVIE SYSTEM

Jun - 2023 Movie System	10,592.76
Sep - 2023 Frame	2,805.10
Total Cost	13,397.86

Less Depreciation 5,741.94

Net Book Value **\$7,655.92**



**NEW ASPHALT • RESURFACING • PARKING LOT
 • CRACKS • SEAL COATING • PATCH REPAIR • STRIPING
 818-849-5013 818-403-4435**

Lic #1110254
 Fully Insured & Bonded

CLIENT NAME: Walter Kelly
 ADDRESS: 30 Hackamore Ln
 EMAIL ADDRESS:
 gm@bellcanyoncsd.ca.gov

DATE: 4/30/2026
 PHONE NUMBER: 805-874-2121
 JOB LOCATION: Bell Canyon, CA 91307

ITEM	WORK DESCRIPTION	SQFT	PRICE
A	ASPHALT OVERLAY INCLUDES THE FOLLOWING:	3,438 SQF	\$12,800
	1. CLEAN AND PREPARE THE SURFACE.		
	2. INSTALL NEW REDWOOD HEADERS AND STAKES AS NEEDED.		
	3. APPLY WEED KILLER WHERE NEEDED.		
	4. APPLY ASPHALT BONDING TACK COAT.		
	5. PRE-BASE ANY HOLES AND TRENCHES WITH ASPHALT.		
	6. DELIVER AND INSTALL 1-1/2" HOT ASPHALT.		
	7. FEATHER AND HAUL IRON EDGES.		
	8. STEAMROLL TO COMPACTION AS NEEDED.		
9. [OTHER/ADDITIONAL DETAILS]			
B	SEAL COAT		
C	STRIPING		
D	OTHER		
PAYMENT IN FULL DUE UPON COMPLETION. REMOVAL OF OLD ASPHALT OVER 3" THICK ARE SUBJECT TO HIGHER CHARGES.		TOTAL:	\$12,800
		DEPOSIT:	\$6,400
		BALANCE:	\$6,400

We propose hereby to furnish material and labor complete with the above specifications for \$12,800 to be paid cash or local check. A deposit of \$6,400 is due prior to starting work. Upon completion of the job, the balance of \$6,400 is due and payable day of completion.

Warranties and Conditions-

Our workers are fully covered by Workers Compensation Insurance. We carry full liability insurance. We warranty our material and workmanship for one year. There is no warranty on cracking, tire marking, or vegetation re-growth. Pre-existing cracks will cause cracks in new surfaces. JDJS BUSINESS INC. is not responsible for damages to underground pipes, conduits, or other utilities, which are not visible. All deliveries of material supplies, or equipment over roadways or drivers of the premises shall not incur any liability to the company.

Acceptance of Proposal-

The above price, specifications, warranties, and conditions are fully understood and are satisfactory and hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above. In the event it becomes necessary to refer said proposal to the attorney, the undersigned agrees to pay attorney's fees and costs incurred in the collection of monies due under said proposal.

Authorized Signature of Acceptance: _____ Date: _____

JDJS BUSINESS INC.: _____ Date: _____

PROPOSAL

#4001



NEW ASPHALT RESURFACING PARKING LOT
CRACKS SEAL COATING PATCH REPAIR STRIPING
818-849-5013 818-403-4435

Lic #1110254
Fully Insured & Bonded

CLIENT NAME: Walter Kelly
ADDRESS: 30 Hackamore Ln
EMAIL ADDRESS:
gm@bellcanyoncsd.ca.gov

DATE:04/30/2026
PHONE NUMBER:805-874-2121
JOB LOCATION: Bell Canyon, CA 91307

ITEM	WORK DESCRIPTION	SQF	PRICE
A	GRIND / OVERLAY INCLUDES THE FOLLOWING: 1. GRIND THE SURFACE AREA. 2. REMOVE AND HAUL AWAY ALL GRINDINGS. 3. INSTALL THE NECESSARY AMOUNT OF BASE ROCK. 4. APPLY ASPHALT BINDER TO THE SURFACE AREA. 5. INSTALL 3" INCHES OF NEW HOT ASPHALT. 6. GRADE THE ASPHALT. 7. COMPACT THE ASPHALT USING A TANDEM ROLLER. 8. IRON ALL EDGES. 9. CLEAN AND REMOVE ALL DEBRIS FROM THE PROJECT AREA.	16,200 SQF	\$93,960
B	SEAL COAT		
C	STRIPING		
D	OTHER		
PAYMENT IN FULL DUE UPON COMPLETION. REMOVAL OF OLD ASPHALT OVER 3" THICK ARE SUBJECT TO HIGHER CHARGES.		TOTAL: \$93,960	

We propose hereby to furnish material and labor complete with the above specifications for \$93,960 to be paid cash or local check. A deposit of \$46,980 is due prior to starting work. Upon completion of the job, the balance of \$46,980 is due and payable day of completion.

Warranties and Conditions-

Our workers are fully covered by Workers Compensation Insurance. We carry full liability insurance. We warranty our material and workmanship for one year. There is no warranty on cracking, tire marking, or vegetation re-growth. Pre-existing cracks will cause cracks in new surfaces. JDJS BUSINESS INC. is not responsible for damages to underground pipes, conduits, or other utilities, which are not visible. All deliveries of material supplies, or equipment over roadways or drivers of the premises shall not incur any liability to the company.

Acceptance of Proposal-

The above price, specifications, warranties, and conditions are fully understood and are satisfactory and hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above. In the event it becomes necessary to refer said proposal to the attorney, the undersigned agrees to pay attorney's fees and costs incurred in the collection of monies due under said proposal.

Authorized Signature of Acceptance: _____ Date: _____

JDJS BUSINESS INC.: _____ Date: _____



PROPOSAL

May 14, 2026

**Walter Kelly
30 Hackamore Lane,
Bell Canyon, CA 91307**

**2846 Silk Oak Avenue
Thousand Oaks, CA 91362
(310) 457-5229**

**info@TheAsphaltJungle.com
www.TheAsphaltJungle.com**

© 2024 The Asphalt Jungle

California Contractor's License #400108



Welcome

Since 1978, The Asphalt Jungle's reputation has been synonymous with competitive pricing and superior workmanship, matched only by our attention to service and satisfaction.

The Asphalt Jungle values honesty, transparency, professionalism, and strive at all times to be courteous, efficient and cost effective. We are a family owned and operated business and all employees and staff are considered vital members of our family and company.

We believe that it is vital to communicate the pros and cons of each approach under consideration. Honest communication benefits both our clients and ourselves and gives us the best opportunity to deliver customer satisfaction.

We have earned our reputation as one of Southern California's premier asphalt companies by exceeding expectations with a focus on performance and accountability in work and service.

Thank you again for allowing us this opportunity to bid for this project and submit this proposal.

Sincerely,

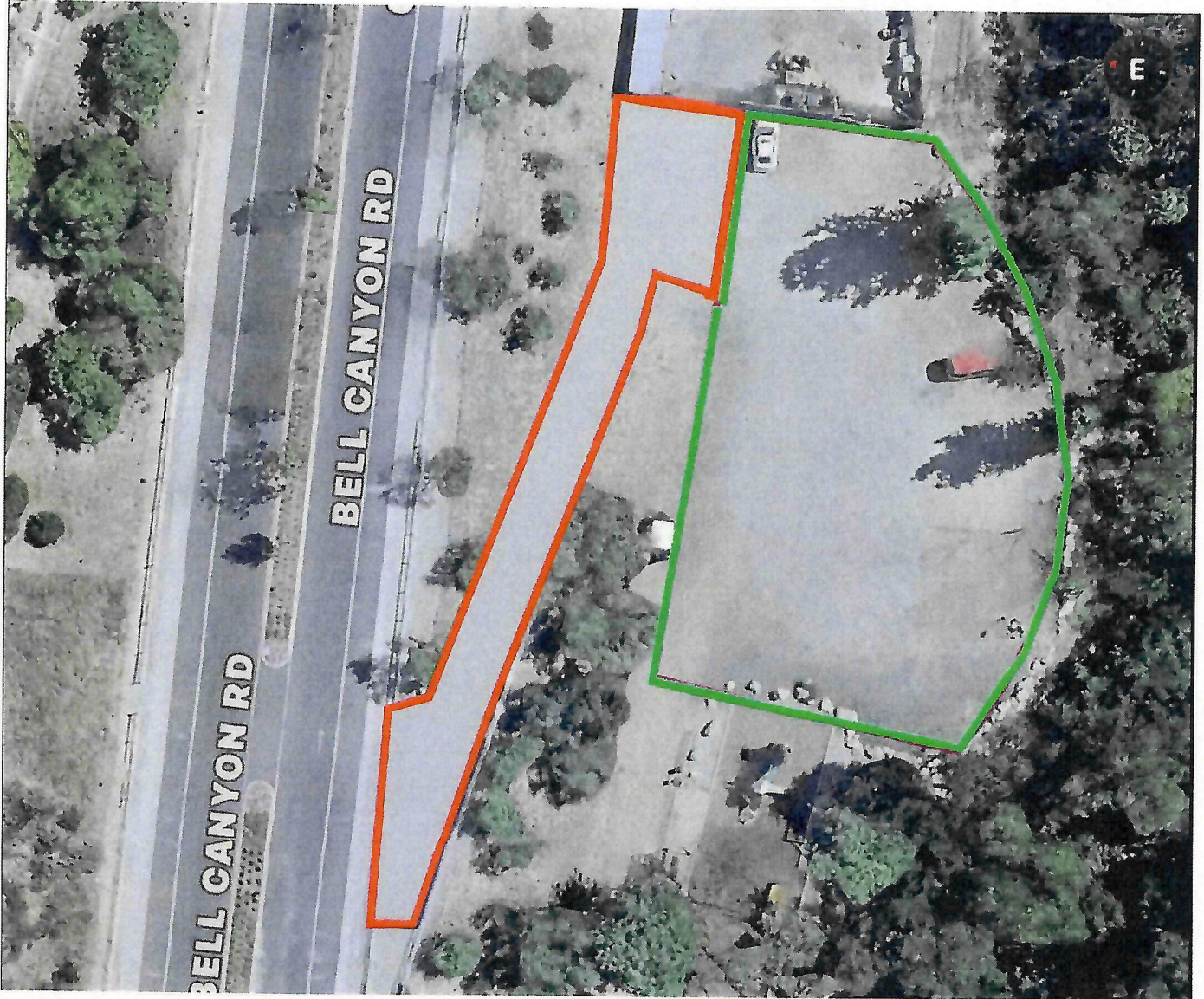
Dan Steffen, *President*



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Thousand Oaks, CA 91362
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Site Map



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	<u>Price</u>
<input type="checkbox"/> Pulverize & Pave – Red Section:	\$34,689.03
<ul style="list-style-type: none">• Pulverize the entire red section measuring approximately 5,818 square feet. Grade and compact newly pulverized material to create a proper foundation for new pavement.• Pave entire red section with 3 inches of hot mix asphalt. All new asphalt will be spread by a paving machine, compacted by a 3-ton vibratory roller, and placed for maximum water drainage.• Install roughly 300 linear feet of new asphalt berm along the edge of the roadway in the red section.• Quoted pricing is based on performing all work on weekdays. If weekend work is required, overtime charges may be incurred, which will impact the quoted price.	
Total:	\$0.00

	<u>Price</u>
<input type="checkbox"/> Pulverize & Pave – Green Section:	\$77,703.91
<ul style="list-style-type: none">• Pulverize the entire green section measuring approximately 21,843 square feet. Grade and compact newly pulverized material to create a proper foundation for new pavement.• Pave entire red section with 3 inches of hot mix asphalt. All new asphalt will be spread by a paving machine, compacted by a 3-ton vibratory roller, and placed for maximum water drainage.• Quoted pricing is based on performing all work on weekdays. If weekend work is required, overtime charges may be incurred, which will impact the quoted price.	
Total:	\$0.00

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	<u>Price</u>
<input type="checkbox"/> Resurface – Red Section:	\$21,586.63
<ul style="list-style-type: none">• Clean the entire red section, measuring approximately 5,818 square feet, of all loose dirt and debris.• Apply a tack coat and resurface the entire red section with 2 inches of hot mix asphalt, including leveling low or broken spots. All new asphalt will be spread by a paving machine, compacted by a 3-ton vibratory roller, and placed for maximum water drainage.• Quoted pricing is based on performing all work on weekdays. If weekend work is required, overtime charges may be incurred, which will impact the quoted price.	
Total:	\$0.00

	<u>Price</u>
<input type="checkbox"/> Pulverize & Pave – Red & Green Section:	\$99,194.60
<ul style="list-style-type: none">• Pulverize the entire red and green sections, measuring approximately 27,661 square feet. Grade and compact newly pulverized material to create a proper foundation for new pavement.• Pave the entire red and green section with 3 inches of hot mix asphalt. All new asphalt will be spread by a paving machine, compacted by a 3-ton vibratory roller, and placed for maximum water drainage.• Install roughly 300 linear feet of new asphalt berm along the edge of the roadway in the red section.• Price is based on performing the work on both sections at the same time.• Quoted pricing is based on performing all work on weekdays. If weekend work is required, overtime charges may be incurred, which will impact the quoted price.	
Total:	\$0.00

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Sign & Accept

Thank you for giving us the opportunity to quote this project.

We are confident that your job will be delivered on time, on budget, and that all work will be performed with a superior level of service and integrity. We expect that you will be completely satisfied with the finished product.

If you are ready to move forward, please sign below to accept our proposal. If multiple options are offered, please check the appropriate box next to the option(s) of your choosing. By signing, you are agreeing to our terms and conditions below. After we receive the signed contract, we will contact you to schedule a project start date.

Please feel free to contact us with any questions or concerns.

Walter Kelly

Date:

Dan Steffen

Date:

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(310) 457-5229

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Terms & Conditions

GENERAL CONDITIONS:

- **Payment:** The terms of payment must be strictly adhered to. Payment is due in full upon completion of the job, unless otherwise agreed to in writing. All payments must be timely and received on the due date. Any payment that is not timely will be subject to interest at 1-½% per month equal to the rate of 18 percent (18%) per annum, until paid in full. All payments are to be made in U.S. dollars.
- **Preliminary Lien Notice and Mechanic's Liens:** The Asphalt Jungle and their material suppliers customarily file preliminary lien notices after completion of the job. This is for our protection and will not affect your property unless a mechanic's lien is subsequently filed. California law allows contractors, sub-contractors, material providers, and others who help improve your property and are not paid for their labor, services, or materials to enforce their claim by filing a Mechanic's Lien.
- **Employees and Subcontractors:** All employees of The Asphalt Jungle are fully covered under our worker's compensation insurance. At times, Asphalt Jungle employs subcontractors to deliver material or provide labor and services necessary to complete your project.
- **Insurance:** The Asphalt Jungle carries workers compensation and commercial general liability insurance with policy limits not less than \$1,000,000.00. There will be an additional monetary charge for any specific additional insurance, waiver of subrogation, and primary non-contributory endorsements. Evidence of insurance and blanket additional insureds, as required by contract, are included at no additional charge.
- **Change Orders:** Any change in work performance requested from the original proposal must be agreed to between the parties in writing. The Asphalt Jungle will provide written change orders for customer signature as needed.
- **Rescheduling:** Any rescheduling of the job once the commencement date is set may result in a rescheduling fee to be charged to customer based upon time, preparation, cost and material.
- **Weekend Fee:** Quoted pricing is based on performing all work on weekdays. If weekend work is required, overtime charges will be incurred, which will impact the quoted price.
- **Other General Terms:** This Agreement shall be governed by the laws of the State of California, and venue for all purposes shall be Los Angeles Superior Court or Ventura Superior Court. In the event of a dispute arising out of this agreement, the prevailing party shall be entitled to reasonable attorneys' fees and costs. The Asphalt Jungle is not responsible for any damages or delays caused by weather, strikes, fires, manufacturing contingencies, governmental regulations, delays in transit, acts of God, or any other contingency beyond our control. This agreement may be signed and transmitted by facsimile or email, and the signatures shall be deemed original for all purposes. The Asphalt Jungle shall not be responsible or liable to owner or third parties unless it is a direct result of its negligence or willful misconduct.

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Terms & Conditions

WORK DISCLOSURES:

- **Job Site:** It is important that the job site be in the same condition that it was at the time The Asphalt Jungle issued its Proposal. If there is any clean-up or changes to make the site ready, that service will be billed to you as an additional charge. The job site shall be delivered to The Asphalt Jungle free of any debris, vehicles, or other obstructions so that the job can commence upon our arrival at the site. If there are tenants or other parties that will be affected by the work, it is the owner's responsibility to notify them before the start of the project.
- **Removal Variables:**
 - Removal prices are based on existing asphalt being 3 inches thick. If existing asphalt exceeds 3 inches, the client will be advised of the additional costs to cover labor, removal, hauling and disposal of excess material.
 - If Petromat or other geotextile fabric is contained under existing asphalt, the client will be advised of the additional costs for removal and dumping of material.
 - The Asphalt Jungle is not responsible for damages to any pipes, water lines or other underground utilities located within a one foot depth from elevation of existing asphalt surface.
- **Water:** Client to provide water in sufficient quantities for The Asphalt Jungle to perform proposed work. If it is necessary to obtain a water meter, the client will pay all costs for The Asphalt Jungle to obtain the meter and any incurred costs of water material.
- **Permits:** Any permits or licenses, unless otherwise specified in the contract, are the client's responsibility. If The Asphalt Jungle is requested to obtain permits or licenses, it will be reimbursed for the time and costs related to obtaining said permits and licenses.
- **Pipes/Utilities:** The Asphalt Jungle is not responsible for damage to any underground or buried pipes, utilities, irrigation, water lines or any other obstacles located within a one-foot depth from the top of existing asphalt surface area.
- **Reflective Cracks:** Client is advised that reflective hairline cracks located in existing asphalt might appear in newly resurfaced asphalt at a future date. The occurrence of reflective cracks are normal and do not represent faulty workmanship or materials.
- **Sealed Cracks:** Client is advised that sealed cracks (cracks treated with crack fill material) will not be eliminated but will be reduced in size. All cracks will remain visible after crack seal and sealcoat work has been completed. After application, crack seal material will settle and contract into the existing cracks leaving the treated crack lower than the surrounding asphalt surface area.
- **Scuff Marks:** Scuff marks or tire rotation marks may occur during initial curing time of new asphalt paving and do not represent faulty workmanship or materials. Scuff marks are temporary and will fade as the new asphalt cures. Curing time is usually 30-60 days after the performance of paving work.
- **Drainage:** Standing or ponding of water may occur on paved surfaces with less than 1% slope and does not reflect defective workmanship. The Asphalt Jungle will make all reasonable efforts to maximize proper water drainage.
- **Oil Spots:** Heavy oil deposits are primarily located in parking stall areas and may result in flaking and non-adherence of sealcoat material to existing asphalt. The Asphalt Jungle provides no guarantee against flaking, peeling or non-adherence of new sealcoat material.

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Thousand Oaks, CA 91362
(310) 457-5229

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www.TheAsphaltJungle.com

Recorded at request of:

Walter Kelly

And when recorded return to:

PUBLIC WORKS VENTURA COUNTY
PUBLIC WORKS AGENCY
County Surveyor's Office
800 S. Victoria Ave.
Ventura, CA 93009

2026000040665

Recorded in Official Records
Ventura County Clerk-Recorder
Michelle Ascencion

06/03/2026
08:25 AM
VEN
FLORESIR

Titles: 1 Pages: 3
Fees: \$20.00



Number of Parcels: ONE (1)
APN 685-0-060-235
CC# 26-04-1770

CERTIFICATE OF COMPLIANCE
(Government Code Section 66499.35)

Name(s) of the Current Record Owner(s) of the Property:

Bell Canyon Community Services District, a California special district

The County of Ventura, State of California, hereby certifies that, as of the date of this Certificate, the property described on the attached "EXHIBIT A" was a single, discrete lot or parcel existing in compliance with the provisions of the Subdivision Map Act (Government Code section 66410, et seq.) and local ordinances enacted pursuant thereto.

Notice: This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcel described herein may be sold, leased or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grant or grants of approval.

COUNTY OF VENTURA
Daniel J. Walsh
County Surveyor



By Daniel J. Walsh

Dated June 2, 2026

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Ventura)

On June 2, 2026 before me, Mario Vasquez, Deputy County Clerk of said County and State, personally appeared Daniel J. Walsh, County Surveyor, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

MICHELLE ASCENCION, County Clerk -Recorder
of the County of Ventura, State of California

BY Mario Vasquez

DEPUTY COUNTY CLERK



"EXHIBIT A"

That portion of Tract P of the Rancho Simi, in the County of Ventura, State of California, as shown on map recorded in Book 3, Page 7 of Miscellaneous Records (Maps), in the Office of the County Recorder of said County, described as follows:

Beginning at a point on the Southerly line of E. Bell Canyon Road, 84.00 feet wide, as shown on the map of Tract No. 2008-1, recorded in Book 51, Pages 25 to 32, inclusive of Miscellaneous Records (Maps), said point being North 86° 14' 00" East 85.00 feet from the Westerly terminus of the course shown on said map (Sheet 6) as "North 86° 14' 00" East 342.87"; thence from said Southerly line,

1st: North 86° 14' 00" East 62.10 feet; thence leaving said Southerly line,

2nd: South 80° 03' 54" East 135.93 feet; thence,

3rd: North 84° 54' 15" East 244.22 feet; thence,

4th: South 51° 18' 10" West 61.55 feet; thence,

5th: South 58° 50' 30" West 97.23 feet; thence,

6th: South 71° 20' 13" West 173.12 feet; thence,

7th: North 89° 24' 52" West 45.11 feet; thence,

8th: North 76° 34' 17" West 93.42 feet; more or less to a line which bears South 3° 46' 00" East from the **Point of Beginning**; thence,

9th: North 3° 46' 00" West 119.97 feet, more or less, to the **Point of Beginning**.



Ventura County

Michelle Ascencion , County Clerk-Recorder & Registrar of Voters

800 S. Victoria Ave.

Ventura, CA 93009

(805) 654-2263 (Clerk/Vitals)

(805) 654-3665 (Recorder)

Receipt: 26-46461

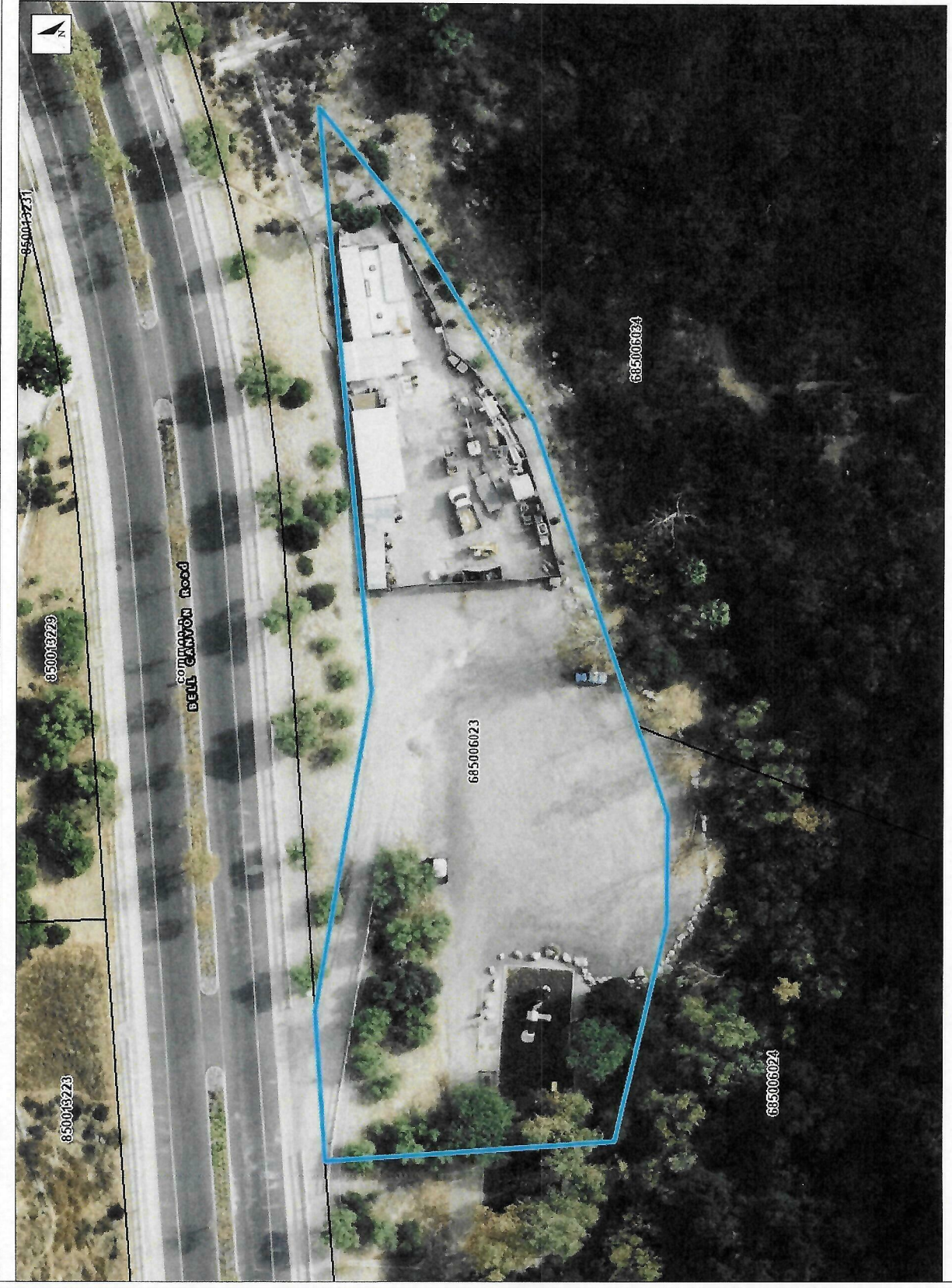
Product	Name	Extended
CERT	CERTIFICATE	\$20.00
	Document #	2026000040665
	# Pages	3
	# PCOR Labels Needed	0
	PCOR Penalty	false
Total		\$20.00
Tender (Check)		\$20.00
Payor	BELL CANYON COMMUNITY SERVICES	
Check Number	10525	
Paid By		

Thank you for your order.

1

Note: If payment was by credit card with Vital Check, balance shown is for internal purposes only.

**6/3/26, 8:25 AM PST FLORESIR
VENTURA**



950043231

850018220

850018223

BELL CANYON ROAD

685006023

685006024

685006024



Legend

Parcels



1:564

Notes

Disclaimer: All information presented on this map is for informational purposes only. It is not intended to be used as a legal document. The information is provided as a service to the public and is not intended to be used as a legal document. The information is provided as a service to the public and is not intended to be used as a legal document.

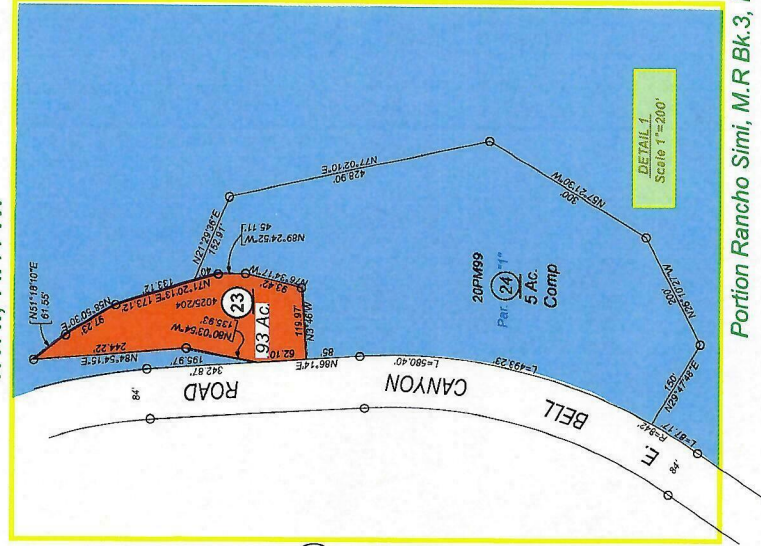
685-06



Tax Rate Area
65000 74010
74001 ~~84006~~
74007 84078

RANCHO SIMI

SECTIONS 31, 32; PORTION SECTIONS 28,
29, 30 & 33 T.2N., R.17W.
SECTIONS 5, 6; PORTION SECTION 4,
T.1N., R.17W.



Portion Rancho Simi, M.R Bk.3, Pg.7

UNINCORPORATED AREA
Ventura County Assessor's Map.

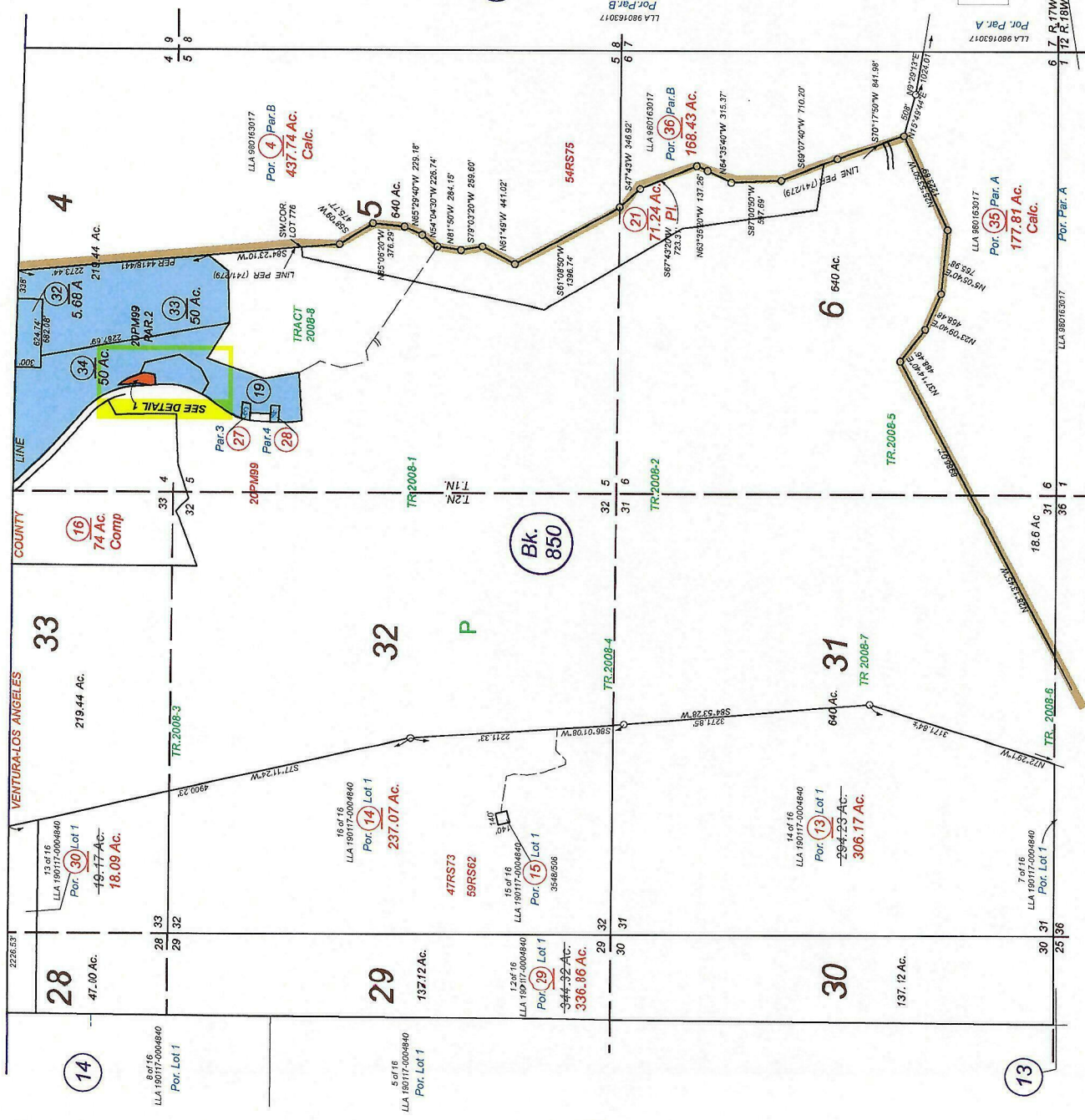
Assessor's Parcel Numbers Shown in Ellipses.
Assessor's Block Numbers Shown in Circles.
Assessor's Mineral Numbers Shown in Squares.

DRAWN	REVISED	12-16-2019
REDRAWN	CREATED	
INKED	PLOTTED	EFFECTIVE ROLL

Compiled By Ventura County Assessor's Office

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE DO NOT NECESSARILY CONSTITUTE LEGAL LOTS. CHECK WITH THE COUNTY PLANNING DIVISION TO VERIFY.

08



14

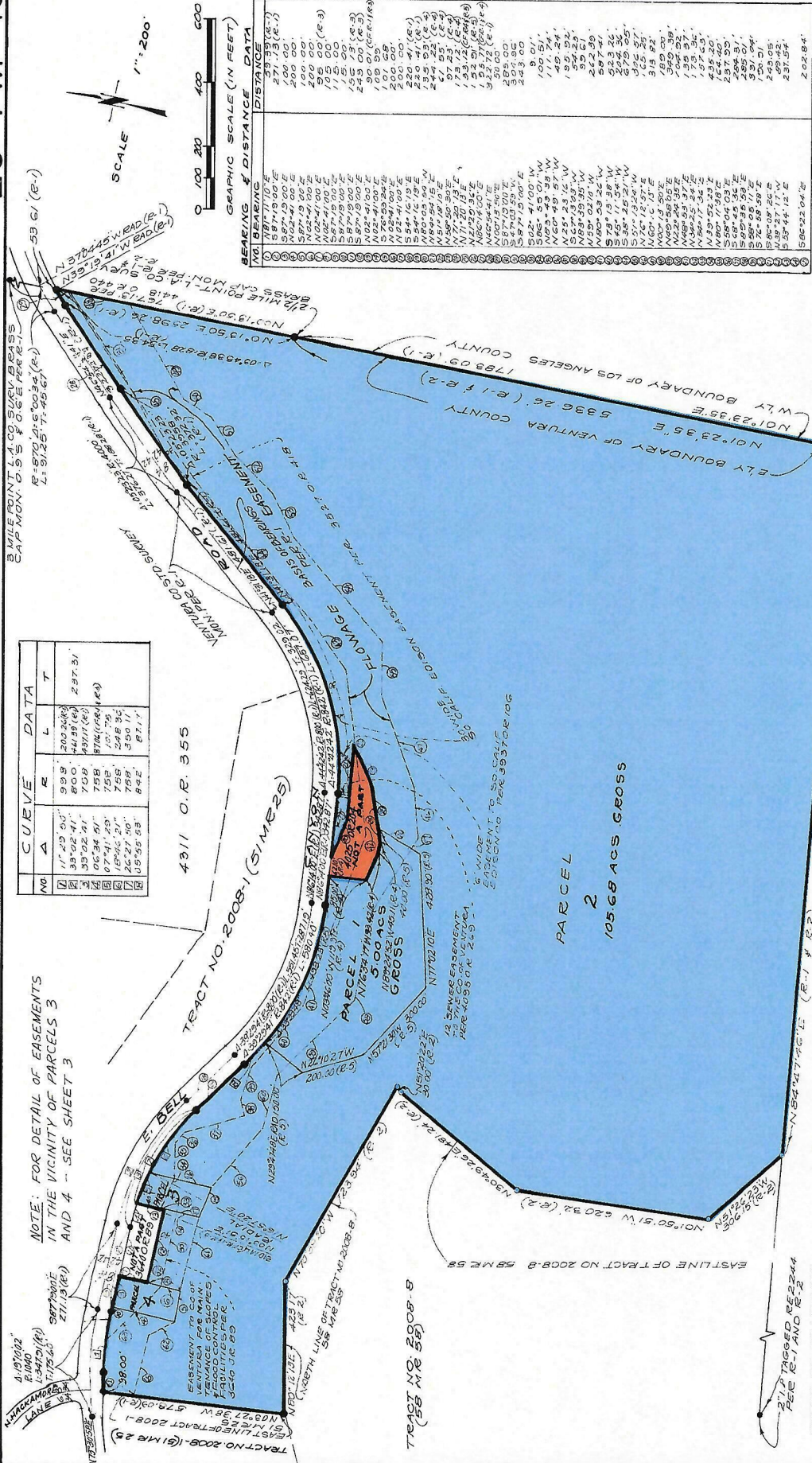
13

Bk. 850

6 7 R. 17W
1 12 T. 18N

NO	A	R	L	T
1	17° 25' 00"	99.9	200.24(8)	237.31
2	33° 02' 41"	80.0	44.95 (4)	100.00
3	33° 02' 41"	70.8	49.71 (4)	100.00
4	06° 34' 57"	798	874.10(4)	100.00
5	16° 45' 21"	748	298.5	100.00
6	26° 27' 50"	759	390.11	100.00
7	05° 58' 58"	842	871.1	100.00

NOTE: FOR DETAIL OF EASEMENTS IN THE VICINITY OF PARCELS 3 AND 4 - SEE SHEET 3



NO	BEARING	DISTANCE
1	N87°19'00"E	271.73 (E-1)
2	N02°47'00"E	200.00
3	S87°19'00"E	150.00
4	N02°47'00"E	99.00 (E-3)
5	S87°19'00"E	105.00
6	S87°19'00"E	235.01 (E-3)
7	S90°01'00"E	100.00
8	S76°59'58"E	200.00
9	N02°47'00"E	200.00
10	S54°15'19"W	220.40 (E-1)
11	S20°41'00"E	230.41 (E-1)
12	N89°59'15"W	234.22 (E-3)
13	N30°00'00"E	61.55 (E-3)
14	N30°00'00"E	61.55 (E-3)
15	N17°20'34"E	123.72 (E-3)
16	N80°14'01"E	123.00 (E-3)
17	N80°14'01"E	30.00 (E-1)
18	S87°19'00"E	289.00
19	S87°19'00"E	293.00
20	S62°41'00"W	9.01
21	N63°43'39"W	119.74
22	N50°49'57"W	49.24
23	S57°13'53"W	159.23
24	S57°13'53"W	95.61
25	N60°03'52"W	247.49
26	S79°13'38"W	523.26
27	S58°25'21"W	252.56
28	S58°25'21"W	352.57
29	S31°13'54"W	313.89
30	N60°15'41"E	189.00
31	N60°15'41"E	369.38
32	N22°29'59"E	135.97
33	N48°53'37"E	157.03
34	N58°17'34"E	435.20
35	N39°52'39"E	257.00
36	S68°45'35"E	264.31
37	S68°45'35"E	331.04
38	S76°58'58"E	154.51
39	S39°44'12"E	237.54
40	S54°23'04"E	202.84

PARCEL MAP
 OF A PORTION OF TRACT P, RANCHO SIMI, S.M.F. 7
 CALIFORNIA
 JUNE, 1975

SCALE 1" = 200'

SCALE 1" = 200'

SCALE 1" = 200'

SCALE 1" = 200'

SCALE 1" = 200'

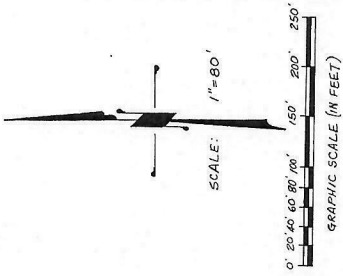
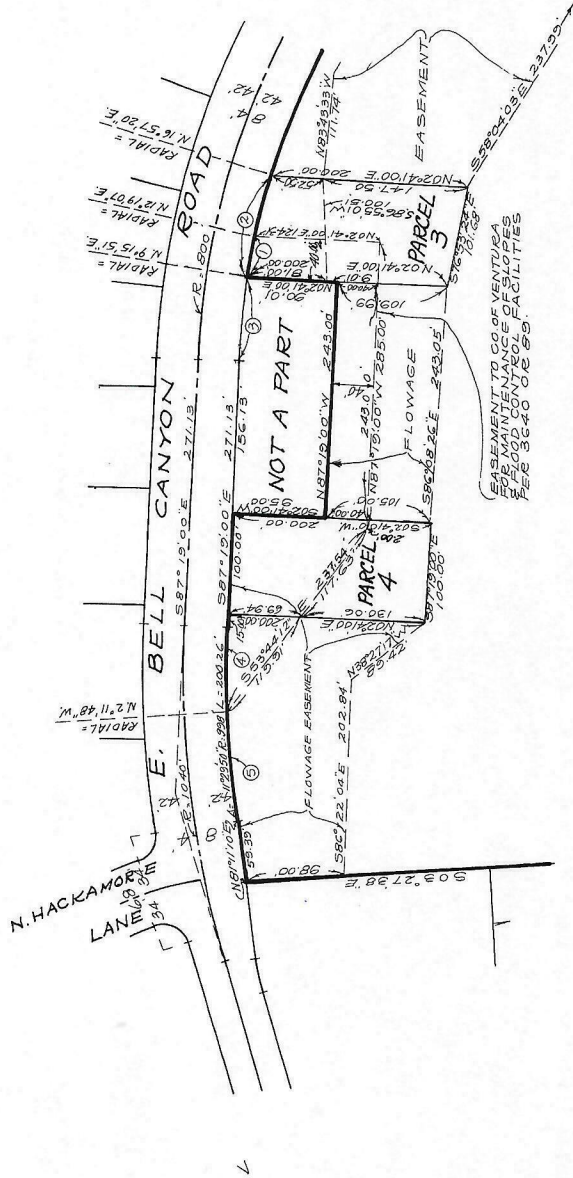
SCALE 1" = 200'

SCALE 1" = 200'

NOTE: THE BEARINGS OF PARCELS 1, 2, 3, 4 OF THIS MAP AS SHOWN ON THIS MAP ARE THE BEARINGS OF THE ORIGINAL RECORDS IN BOOK 51 PAGE 25 OF MISCELLANEOUS RECORDS IN THE COUNTY OF VENTURA AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

NOTE: THE USE OF THOSE AREAS DESIGNATED ON THIS MAP AS TRACTS NO. 2008-1, 2008-2, 2008-3, 2008-4, 2008-5, 2008-6, 2008-7, 2008-8, 2008-9, 2008-10, 2008-11, 2008-12, 2008-13, 2008-14, 2008-15, 2008-16, 2008-17, 2008-18, 2008-19, 2008-20, 2008-21, 2008-22, 2008-23, 2008-24, 2008-25, 2008-26, 2008-27, 2008-28, 2008-29, 2008-30, 2008-31, 2008-32, 2008-33, 2008-34, 2008-35, 2008-36, 2008-37, 2008-38, 2008-39, 2008-40, 2008-41, 2008-42, 2008-43, 2008-44, 2008-45, 2008-46, 2008-47, 2008-48, 2008-49, 2008-50, 2008-51, 2008-52, 2008-53, 2008-54, 2008-55, 2008-56, 2008-57, 2008-58, 2008-59, 2008-60, 2008-61, 2008-62, 2008-63, 2008-64, 2008-65, 2008-66, 2008-67, 2008-68, 2008-69, 2008-70, 2008-71, 2008-72, 2008-73, 2008-74, 2008-75, 2008-76, 2008-77, 2008-78, 2008-79, 2008-80, 2008-81, 2008-82, 2008-83, 2008-84, 2008-85, 2008-86, 2008-87, 2008-88, 2008-89, 2008-90, 2008-91, 2008-92, 2008-93, 2008-94, 2008-95, 2008-96, 2008-97, 2008-98, 2008-99, 2008-100.

NO	Δ	R	L
①	02°29'15"	758.00	40.91'
②	07°41'25"	758.00	101.75'
③	06°34'51"	708.00	87.06'
④	05°27'28"	908.00	85.00'
⑤	05°37'02"	908.00	115.26'



DETAIL SHOWING EASEMENTS IN THE VICINITY OF PARCELS 3 AND 4

PARCEL MAP

OF A PORTION OF TRACT P, RANCHO SIMI, 3 MI. E. 7
IN UNINCORPORATED TERRITORY, VENTURA COUNTY
CALIFORNIA
JUNE, 1975

Application CC No. 26-04-1770
Bell Canyon Community Services District

APN 0685-0-060-235

RECORDED DATE	DOCUMENT NO. & TYPE	GRANTOR(S) TO GRANTEE(S)
---------------	---------------------	--------------------------

8/15/2023
Red

2023000054651 OR
Grant Deed

Triunfo County Sanitation District

TO _____

**Bell Canyon Community Services
District, a California special district**

1/25/1984
Red

84-009027 OR
Quitclaim Deed

*Ventura County Waterworks District No.
17 and the County of Ventura*

TO _____

Triunfo County Sanitation District

8/22/1977
Red

4927 OR 365
Quitclaim Deed

Ventura County Waterworks District No. 8

TO _____

*Ventura County Waterworks District No.
17*

5/27/1976
Blue

20 PM 99
Parcel Map

Parcel Map
Owner's: Eugene A. Leone, Delores J.
Leone, Francis E. Smith, Janet Smith

RECORDED DATE	DOCUMENT NO. & TYPE	GRANTOR(S) TO GRANTEE(S)
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10/16/1972
Red

4025 OR 204
Grant Deed

Boise Cascade Home & Land Corporation
a Delaware Corporation

TO _____

*County of Ventura, acting for and on
behalf of Ventura County Waterworks
District No. 8*

11/10/1969

3577 OR 329
Agreement of Merger

Spruce Land Corporation & Realtech, Inc.

TO _____

Boise Cascade Properties, Inc.

5/29/1968
Brown Line

3311 OR 104
Corporation Grant Deed

R. A. Watt Companyh, Inc.

TO _____

Spruce Land Corporation, a California
coporation

***** END OF DEED HISTORY *****

Clean Up Day

April 25, 2026



Clean Up Day Stats: 20.89 tons of waste

- ✓ Mixed Solid Waste (“Trash”): 7.26 tons
- ✓ Mixed Construction & Demolition: 3.46 tons
80% certified recycling
- ✓ Mixed Metal: 2.2 tons *100% recycled*
- ✓ Mixed Green Waste: 7.97 tons
100% recycled

CSDA Fraud and Internal Controls



Financial Reporting and Audits

- **What is a Budget?** A budget is a **FLEXIBLE** plan.
- **What should a District report?**
 - **Budget to Actuals** – District reports monthly
 - **Balance Sheet** – District reports monthly
 - **Audit MD&A** – District provides MD&A (see page four of FYE 2025 Audit)
 - **Report Investments Quarterly** – District provides monthly
- **Rotate Audit Partner every 7th year**
- **May rotate back to former audit partner every 7th year**
- **New audit firm not required**

RED FLAGS

- **Are reserves being depleted?**
- **If reserves are being depleted, is it planned?**
- **Are reserves being used to fund operations vs. projects?**
- **Is debt incurred to fund operations and projects?**
- **Is debt servicing too high?**
- **Are funds available for pension benefits and retiree health benefits?**
- **Is scheduled maintenance being deferred due to lack of funds?**
- **Is the district unable to finance projects critical to its mission?**
- **Did district receive an UNFAVORABLE audit?**
- **Voters repeatedly failed to pass requests for fee increases?**

RESERVES POLICY

- **What is a Reserves Policy?** Setting aside funds for projects, economic uncertainty (tax revenue) or restricted funds designated for a purpose (pensions, health benefits)
- How much should a district reserve? Government Finance Officers Association suggests **3 to 6 months** of general operating expenses should be reserved.
- Six months of OpEx reserves is considered conservative
- Six months reserve is approximately \$450,000 for BCCSD

WHEN ARE RESERVES EXCESSIVE?

- For amounts exceeding adequate reserves, district should work on spending those funds down
- Funds above adequate reserve levels of 3 to 6 months, or \$450,000 for BCCSD should be sent on projects benefiting the District