

**KEYES COMMUNITY SERVICES DISTRICT  
BOARD OF DIRECTORS  
SPECIAL MEETING**

**Date: Tuesday, December 16, 2025 Agenda**

**Time: 6:00 p.m.**

**Place: Keyes Community Services District, 5601 7<sup>th</sup> Street, Keyes, Ca. 95328**

**Board Members**

**Johnathon Parker, President**

**Ron Reforma, Vice President**

**Cody Knee, Director**

**Kristina Vasquez, Director**

**Tammy Lankford, Director**

**Interim General Manager**

**Mike Jones**

**Michelle Harris**

**Dennis L Hay, Attorney**

**Mario Gouveia, Engineering**

**Michelle Harris, Board Secretary**

**Public Comment: The law provides the opportunity for the public to be heard on any item within the subject matter jurisdiction of the Board, before or during the consideration of that item by the Board. For all items, *not* on the agenda, the public comment time will be at the start of each meeting as appropriate. The person addressing the Board is limited to five (5) minutes unless the Chairman of the Board grants a longer period of time as appropriate to manage the agenda. State law does not allow action to be taken on any item not on the Agenda. The boardroom is handicapped accessible.**

**This agenda shall be made available upon request in alternative formats to persons with a disability, as required by the Americans with Disabilities Act of 1990 (42 U.S.C. §12132) and the Ralph M. Brown Act (California Government Code § 54954.2). Persons requesting a disability related modification or accommodation in order to participate in the meeting should contact the Board Clerk, at 209-668-8341, during regular business hours, at least twenty-four hours prior to the time of the meeting.**

**Pursuant to the Brown Act as codified in Government Code Section 54957.5, any documents pertaining to a non-closed agenda item distributed to a majority of the Board of Directors in less than 72 hours before a Board meeting shall be available for public inspection. Said documents shall be available for inspection at the Keyes Community Services District Administrative Office located at 5601 7th Street, Keyes, California, Monday through Friday, except Holidays, between the hours of 8:00 a.m. and 12:00 p.m.**

1. **Call to Order.**
2. **Pledge of Allegiance.**
3. **Roll Call.**
4. **Agenda Changes.**
5. **Conflict of Interest:** Any Council/Authority Member or Staff who has a direct Conflict of Interest on any scheduled agenda item to be considered is to declare their conflict at this time.
6. **Public Comment on Non-Agenda Items.** At this time, members of the public may comment on any item Not Appearing on the agenda, an within the subject matter jurisdiction of the Keyes CSD Board. Individual comments will be limited to a maximum of 5 minutes or as stated by the presiding officer. Under State Law, matters presented during the public comment period cannot be discussed or acted upon.
7. **Presentations.**
  1. **Finance.**
8. **Consent Agenda.**
  1. **Approve Minutes for the November 25, 2025, Meeting.**
9. **Discussion and Possible Action Items.**
  - A. **Discussion and Possible Action to Approve the Warrant Register for December 16, 2025.**
    1. **Receive staff report.**
    2. **Receive public comments.**
    3. **Board discussion and deliberation.**
    4. **Consider a motion to approve the warrant register for December 16, 2025.**
  - B. **Discussion and Possible Action to Approve a Policy that will hold homeowners responsible for their tenants' outstanding debt and/or damage to district property.**
    1. **Receive staff report.**
    2. **Receive public comments.**
    3. **Board discussion and deliberation.**
    4. **Consider a motion to approve the policy that will hold homeowners responsible for their tenants' outstanding debt and/or damage to district property.**
  - C. **Discussion and Possible Action for the Creation of Ad Hoc Committee to assemble draft policies and procedures for the maintenance and use of the newly established Tri-Counties Bank account as set forth in Resolution 2025-596.**
    1. **Receive staff report.**
    2. **Receive public comments.**
    3. **Board discussion and deliberation.**
    4. **Consider a motion to approve Resolution 2025-596.**
10. **Items From General Manager.**
  - A. **Administrative Staff Report.**
  - B. **Maintenance Staff Report.**
11. **Staff Comments.**
12. **Director Comments.**

**13. CLOSED SESSION**

**Closed session Pursuant to Government Code Section 54957**

**A. A Closed Session discussion of the complaint presented to the Board by Ernie Garza at the Board's regular meeting on November 25, 2025.**

**B. A Closed Session discussion to report on the recruitment efforts for the new General Manager.**

**14. Return to Open Session: Report on Closed Session**

**15. Adjournment.**

**Post Agenda: December 12, 2025**