

**PALM SPRINGS CEMETERY DISTRICT
MINUTES
VIDEO TELECONFERENCE REGULAR
BOARD OF TRUSTEE MEETING**

DATE: May 12, 2022

TIME: 2:00 P.M.

PLACE: 31-705 Da Vall Drive, Cathedral City, California 92234

1. **CALL TO ORDER** Meeting was called to order by Chairperson Pye at 2:00 P.M.

2. **ROLL CALL**

Present: Jan M. Pye, Chairperson
William G. Kleindienst, Vice Chairperson
Lynn T. Mallotto, Treasurer
LaFaye M. Platter, Secretary

Also, Present: Kathleen Jurasky, District Manager
Steven B. Quintanilla, Quintanilla & Associates

3. **PUBLIC COMMENTS** - None

4. **CONFIRMATION OF AGENDA** Motion was made by Trustee Kleindienst, seconded by Trustee Mallotto to approve the agenda as presented. Motion carried; vote 4-0 Kleindienst, Mallotto, Platter and Pye.

5. **CONSENT CALENDAR** Motion was made by Trustee Kleindienst, second by Trustee Mallotto approve the Consent Calendar as presented. Motion carried; roll call 4-0 Kleindienst, Mallotto, Platter and Pye.

Trustee Kleindienst stated his wife does business with Mario Gonzalez, GHA, and left the meeting for item 6a due to a possible conflict of interest.

6. **ADMINISTRATIVE CALENDAR** a. **Discussion Regarding 40 Acre Land Lease with Da Vall Center, LLC - Mario J. Gonzales, President/CEO RM Da Vall, LLC and Michael Braun, Grit Development, Palm Springs** Mr. Braun thanked chairperson Pye for giving them the opportunity to speak. He stated they had received a letter from the district regarding the status of the property development. Mr. Braun said they want to move forward with the project. However, he feels in order to execute a successful project they believe it would be beneficial for them to buy-out the lease, and said that is what they want to discuss today.

Trustee Pye advised Mario Gonzales she has no conflict of interest being a PSCD board member and a Desert Hot Springs council member with her participation in this item.

Mr. Gonzales gave an overview of their involvement in the property since 1998, and stated they purchased the master lease from Mark Matthews in 2014.

He stated they would like to make a cash purchase of the property if the Board interested.

Attorney Quintanilla stated any discussions regarding the sell of the property would have to be done in closed session. He further stated the property must be declared surplus land, which is about a 60-day process, and the land must be offered at fair market value to other public agencies first, then to private buyers.

Mr. Braun stated that should the Board decide to sell the property they request the Board get the property appraised, and they will pay for all costs associated with the appraisal.

Mr. Gonzales stated they interested in building commercial on the Ramon Road side of the property and apartments on the north side with some single-family homes.

Trustee Pye requested this item be placed on the June agenda for discussion.

6. ADMINISTRATIVE CALENDAR – continued

b. District Investments General Overview & Update – Neal Wilson, Wealth Consulting Group Mr. Wilson gave a review of the portfolios, and stated the rise in interest rates continues to put pressure on the existing positions in the portfolios. He reported going forward all cash, maturing bonds and CD's will be reinvested at considerably higher rates. He stated the two-year bond rate has gone from .20% in December 2021 to 2.8% now.

Mr. Wilson reported he met with the finance sub-committee Trustees Kleindienst and Mallotto to discuss all assets held in the four portfolios. He stated the meeting gave them a better understanding of the inverse relationship between bond prices, yields and how it affects the market values of the portfolios. He said together he and the sub-committee established what they refer to as the district's three-legged investment stool.

Leg One: Abide by the investment policy as outlined in the "Local Agency Investment Guidelines" as far as quality, quantity and duration of all investments being considered for the district's portfolios.

Leg Two: Make the portfolios and the process as transparent as possible.

Leg Three: Above all else the number one priority is the Capital Preservation of the district's investments.

He gave a review of the May 4th Federal Reserve meeting, and stated the Fed's raised the rate by .50% as expected, bringing the total increase to .75% this year. He said they will meet again in mid-June. Following a discussion, the investment report was received and filed.

Trustee Kleindienst stated his wife does business with Mario Gonzalez, GHA, and left the meeting for item 6c due to a possible conflict of interest.

c. East 40 Acres Lease Agreement – Past Due Prior Years Property Taxes Update District Manager Jurasky reported the current property taxes have been paid. She stated she had spoken with Mario Gonzales, and he assured her they are working on a large payment to get the delinquency resolved.

d. Palm Springs Historical Society Welwood Murray Cemetery Tours – Update Trustee Kleindienst He stated the tours are being prepared and rehearsed by the Palm Springs Historical Society, and tours should start in the fall of 2022.

Trustee Kleindienst reported the committee is currently checking and verifying grave location by physically walking the cemetery grounds. He said the stories they are putting together are incredible, and some are things he as a historian was not aware of. He stated these tours are going to be a wonderful addition to PSCD.

7. LEGISLATIVE a. Resolution 3-2022, Adopting an Electronic Signature Policy Following a review of the policy by attorney Quintanilla, and a discussion motion was made by Trustee Kleindienst, seconded by Trustee Mallotto to approve Resolution 3-2022, Adopting an Electronic Signature Policy. Motion carried; roll call 4-0 Kleindienst, Mallotto, Platter and Pye.

8. TRUSTEE SIGNATURES AND ATTORNEY District Manager Jurasky will contact Trustees and attorney to arrange for signature completions.

9. BOARD DEVELOPMENT a. Board Primary Roles and Responsibilities District Manager Jurasky stated as on-going Board development she will continue to place relevant information on the agenda to keep the Trustee informed.

10. PUBLIC HEARING CALENDAR – None

11. COMMITTEE REPORTS – None

12. REPORTS a. Trustee Report – None

b. District Manager

1. Strategic Barometer a. Service Provider Agreements – New Interment Sections District Manager reported there have been no changes since the April update.

2. Memorial Day Posting of Veteran Flags by Scouts BSA Troop 262 at Desert Memoria Park District Manager Jurasky reported there will not be a Memorial Day event, however Scouts BSA Troop 262 will be posting Veteran flags through-out Desert Memorial Park. She stated the flags will be removed later on the same day.

3. New Board Appointment District Manger Jurasky reported she was contacted by Supervisor Perez's office informing her the Supervisor had interviewed two candidates, and selected Michael V. Smith a Rancho Mirage resident for appointment to the PSCD board. She stated his appointment will be made at the May 24, 2022 board meeting. District Manager Jurasky reported she had spoken with Mr. Smith to welcome him to the board, and to schedule a meeting and tour of the cemetery.

13. FUTURE AGENDA ITEMS a. Discussion in 2021/2022 Possible Cap on PSCD Monthly Employer Contribution for Employee Health Insurance Premiums No action taken

b. Postcard Survey Mailing to the Community to Determine Pre-Planning Needs No action taken

c. Marketing/Advertising No action taken

d. Lease Agreement Property Taxes January 2022 No action taken

e. Discussion for Possible Cell Tower Location at Desert Memorial Park Trustees Kleindienst and Mallotto the cell tower sub-committee presented the Board with a Cell Tower RFP Process General Guidelines for review. Trustee Kleindienst gave an overview of the guidelines. Following a discussion motion was made by Trustee Kleindienst, seconded by Trustee Mallotto to approve the Cell Tower RFP Process General Guidelines. Motion carried; roll 4-0 Kleindienst, Mallotto, Platter and Pye.

Trustee Kleindienst stated his wife does business with Mario Gonzalez, GHA, and left the meeting for item 14 due to a possible conflict of interest.

14. CLOSED SESSION - READING OF THE SAFE HARBOR Safe Harbor language was read by attorney Steve Quintanilla. Convened into Closed Session at 2:52 P.M.

a. Real Property Negotiations pursuant to Government Code Section 54956.8

Property: Assessor Parcel No. 670230017-4 (6.72 Acres) and Assessor Parcel No.670230019-6 (29.45 Acres)

District Negotiator: Board of Trustees of the Palm Springs Cemetery District and Steven B. Quintanilla, General Legal Counsel

Negotiating Parties: Mario J. Gonzales, President/CEO RM Da Vall, LLC and Michael Braun, Grit Development

Under Negotiation: Price and Terms of Payment

15. CLOSED SESSION ANNOUNCEMENT Closed session was adjourned at 3:11 PM due to a lack of quorum

16. OPEN SESSION

17. ADJOURNMENT Meeting was adjourned by Trustee Pye at 3:11 P.M. The next regular video conference board meeting is scheduled for 2:00 P.M., Thursday, June 9, 2022.

DATE: 17 June 22


Lynn T. Mallotto, Treasurer