



RANCHO MURIETA COMMUNITY SERVICES DISTRICT

Board of Directors Regular Meeting

MINUTES

July 15, 2015

5:00 p.m. Open Session

1. CALL TO ORDER/ROLL CALL

President Gerald Pasek called the regular meeting of the Board of Directors of Rancho Murieta Community Services District to order at 5:00 p.m. in the District meeting room, 15160 Jackson Road, Rancho Murieta. Directors present were Gerald Pasek, Betty Ferraro, Paul Gumbinger, and Michael Martel. Also present were Darlene J. Gillum, General Manager; Greg Remson, Security Chief; Paul Siebensohn, Director of Field Operations; Eric Thompson, Controller; Suzanne Lindendorf, District Secretary; and Richard Shanahan, General Counsel. Director Mark Pecotich was absent.

2. ADOPT AGENDA

Motion/Gumbinger to adopt the agenda. **Second/Ferraro. Ayes: Pasek, Ferraro, Gumbinger, Martel. Noes: None. Absent: Pecotich.**

3. SPECIAL ANNOUNCEMENTS AND ACTIVITIES

None.

4. COMMENTS FROM THE PUBLIC

None.

5. CONSENT CALENDAR

Motion/Gumbinger to adopt the consent calendar. **Second/Ferraro. Roll Call Vote: Ayes: Pasek, Ferraro, Gumbinger, Martel. Noes: None. Absent: Pecotich.**

6. STAFF REPORTS

Under Agenda Item 6a, Director Gumbinger stated that Rancho Murieta Association is reviewing the draft Gate Policy and will present their suggested changes as the next Ad Hoc Committee meeting. Director Martel commented on the need for a camera policy. Darlene Gillum stated that Larry Bain will be in the District Office the Tuesday before Labor Day, not after.

President Pasek commented on the end of year budget overages will be transferred to the various reserve funds.

John Sullivan commented on the need to decide on location of surveillance cameras so the conduit can be placed while construction is going on.

7. CORRESPONDENCE

None.

8. CONSIDER ENTERING INTO NEGOTIATIONS WITH SOLARCITY FOR SOLAR POWER PURCHASE, PRESENTATION BY MICHAEL CARPOL, SOLARCITY

Michael Carpol, Project Development Manager, with SolarCity, gave a brief overview of the proposal for the District to purchase solar power from SolarCity. The arrangement between the District and SolarCity will be a Power Purchase Agreement (PPA). Under the PPA, Solar City would install, maintain and own the solar project and the District would purchase the solar power from SolarCity. The system would be designed to generate enough electricity to offset approximately ninety percent (90%) of our electricity demand. There are no upfront costs as costs are rolled into the per kilowatt hour (kWh) fee and they guarantee 100% of the production. This is a 20-year term agreement that assumes a 2.5% per year SMUD utility increase and a 0.5% per year solar panel output degradation (assumptions used in calculating projected savings). At the end of the 20-year term, the District can purchase the system at fair market value, renew the contract for up to two (2) 5-year increments, or have the system removed at no cost to the District. A question and answer period followed.

Motion/Gumbinger to approve District staff and General Counsel to enter into negotiations with SolarCity for the purchase of solar power. **Second/Ferraro. Ayes: Pasek, Ferraro, Gumbinger, Martel. Noes: None. Absent: Pecotich.**

By consensus, the Board agreed to have the staff begin the CEQA process, so as to not hold up the project once the agreement has been approved.

9. CONSIDER INTRODUCING ORDINANCE O2015-02, AMENDING DISTRICT CODE CHAPTER 4 CONCERNING PURCHASING AND BIDDING

Darlene Gillum gave a brief summary of the updated District Code Chapter 4, Purchasing and Bidding. This amendment will streamline and simplify the District's existing procedures and make them consistent with the Public Contract Code provisions applicable to community services districts.

Director Gumbinger commented on his concern regarding the General Manager approving change orders up to the contingency amount. Darlene stated that on major projects, the motion to approve the proposal could include any change orders over a certain dollar amount be brought to the Board for approval.

Motion/Ferraro to introduce Ordinance O2015-02, an Ordinance of the Rancho Murieta Community Services District, amending Chapter 4 of the District Code relating to Purchasing and Bidding, waive the full reading of the Ordinance and continue to the August 19, 2015 Board meeting for adoption. **Second/Gumbinger. Roll Call Vote: Ayes: Pasek, Ferraro, Gumbinger, Martel. Noes: None. Absent: Pecotich.**

10. CONSIDER INTRODUCING ORDINANCE O2015-03, AMENDING DISTRICT CODE CHAPTER 2 CONCERNING BOARD OF DIRECTORS RULES AND PROCEDURES AND ADOPTING REVIEWED BOARD GUIDELINES

Director Gumbinger suggested that instead of amending the District Code at this time, the District try the two (2) Board meetings a month for the 6 month period by holding Special Board meetings for the first Board meeting of the month. Richard Shanahan, District General Counselor, stated that

would be fine. By consensus, the Board agreed to hold Special Board meetings the first Wednesday of each month at 6:00 p.m., cancel the Committee meetings, and keep the Regular Board meeting on the third Wednesday of each month for the next 6 months. This will begin in September 2015.

11. CONSIDER ADOPTION OF RESOLUTION R2015-10, AUTHORIZING SALE OF DISTRICT SURPLUS EQUIPMENT

Paul Siebensohn gave a brief summary of the recommendation to adopt Resolution R2015-10 authorizing the sale of some items that are no longer needed. Adopting the Resolution and declaring these items surplus will allow the District to sell these items.

Motion/Gumbinger to adopt Resolution R2015-10 authorizing sale of District surplus equipment.
Second/Ferraro. Roll Call Vote: Ayes: Pasek, Ferraro, Gumbinger, Martel. Noes: None. Absent: Pecotich.

12. CONSIDER APPROVAL OF NORTH GATE FACILITIES USE AGREEMENT WITH RANCHO MURIETA ASSOCIATION

Darlene Gillum gave a brief summary of the draft North Gate Facilities Use Agreement with Rancho Murieta Association (RMA). Director Martel commented on his concern regarding Item #11 allowing RMA to install cameras. John Sullivan stated that at the meetings and in the building plans, there was no mention by RMA to install any cameras.

After a discussion, by consensus, the Board agreed to table this item and have the Ad Hoc Committee work on developing the various policies and procedures needed before the District Board approves the use agreement.

13. CONSIDER APPROVAL OF PROPOSAL FOR WATER SUPPLY ASSESSMENT FOR RANCHO MURIETA NORTH PROJECT

Darlene Gillum gave a brief summary of the proposal from Maddaus Water Management for a Water Supply Assessment for the Rancho Murieta North Project. This approval is contingent upon receipt of deposit of payment of costs from the developer.

Cheryl McElhany commented on this project not having gone out to bid. Darlene stated that it was not necessary because public purchasing code does not require bidding on professional services.

John Vandorn suggested that District get in writing a conflict of interest statement from Maddaus Water Management.

Lisa Maddaus, Maddaus Water Management, stated that her company has worked for various water purveyors not developers in the Sacramento area and is more than happy to provide the requested statement.

Patti Weaver commented on her concern that the IWMP is from 1978 and needs to be updated. Darlene stated that the IWMP was done in 2010, using the information from the 1978/79 drought and, as stated previously, the District will have the IWMP updated to include this current drought and conservation information.

Darlene Gillum stated that in 2020 the District will be renewing their water permits.

Cheryl McElhany commented on the water augmentation wells and how much growth is possible without having to augment the water supply. President Pasek stated that the water augmentation wells are for drought conditions only, not to be used on a regular basis.

Motion/Ferraro to approve proposal from Maddaus Water Management for a Water Supply Assessment for Rancho Murieta North Project, contingent upon receipt of Developer deposit of payment for costs. **Second/Gumbinger. Ayes: Pasek, Ferraro, Gumbinger, Martel. Noes: None. Absent: Pecotich.**

14. CONSIDER APPOINTING A DIRECTOR TO THE SACRAMENTO CENTRAL GROUNDWATER AUTHORITY (SCGA) GOVERNING BOARD

Darlene Gillum gave a brief summary of the recommendation to appoint a Director to the Sacramento Central Groundwater Authority Governing Board.

Motion/Gumbinger to appoint Director Martel to the Sacramento Central Groundwater Authority Governing Board. **Second/Pasek. Ayes: Pasek, Ferraro, Gumbinger, Martel. Noes: None. Absent: Pecotich.**

15. RECEIVE WATER TREATMENT PLANT EXPANSION PROJECT UPDATE

Paul Siebensohn reported that the project is continuing. Completed work includes: finishing of the canopy metal stud framing and some fascia installations; core drilling the cement and installation of hand rails around the facility; installation and testing of the 5 ton crane beam and hoist; installation of membrane reject, backwash, and Clean in Place (CIP) pumps; continuing installation of basin drain 12" line, 12" back pulse line, 4" air supply line to membrane tanks, 6" CIP line, 6" backwash waste, chemical piping, and 2" sump line; installation of chemical totes and chemical feed systems; installation of lighting fixtures and accessories; continuing installation of branch power, control, and instrument wiring; installation of raw water screen control panel; and installation of light standard.

The temporary filtration current water production flow is set at 0.72 MGD. Due to monitoring requirements set by the Division of Drinking Water, staff must perform a manually run membrane integrity test on each treatment train daily.

16. RECEIVE WATER CONSERVATION UPDATE

Paul Siebensohn reported that there is no change from previous outlooks, our Water Conservation schedule is still in effect, and staff is continuing to monitor the community for compliance. Calendar year to date, 244 tags have been issued. From January 1, 2015 to July 15, 2015, there have been 4 fines levied.

17. REVIEW AND SELECT CONFERENCE/EDUCATION OPPORTUNITIES

No discussion.

18. REVIEW MEETING DATES/TIMES

No changes. President Pasek and Director Martel will not be at the August Committee meetings.

19. COMMENTS/SUGGESTIONS

Chief Remson stated that July 4, 2015 went well. President Pasek asked if Patrol Officers are using their body cameras. Chief Remson stated yes and that he does spot check the recordings.

Eric Thompson stated that he is busy with the year end close and that everything seems to be going smoothly.

Director Martel stated that he wanted to let everyone know that he is comfortable with the quality of work and the integrity of the District staff and General Counsel. Director Gumbinger agreed.

President Pasek commented on the need to get moving on the solar power project.

Director Ferraro commented on her confidence in Maddaus Water Management and agreed with Director Martel and Gumbinger regarding staff.

Darlene Gillum commented on the General Manager Summit she attended earlier in the week which covered a variety of leadership styles. The key item she will be working on is employee morale. Darlene is waiting for RMA to take the waiving of the ARC fee to their Board for approval. Director Ferraro stated that they have to take it to their ARC Committee first.

Darlene will be on vacation starting July 17, 2015 and back in the office on July 27, 2015.

Suzanne stated that she will be on vacation from July 20-24, 2015.

20. ADJOURNMENT

Motion/Gumbinger to adjourn at 7:38 p.m. **Second/Ferraro. Ayes: Pasek, Ferraro, Gumbinger, Martel. Noes: None. Absent: Pecotich.**

Respectfully submitted,



Suzanne Lindenfeld
District Secretary