



**RANCHO MURIETA COMMUNITY SERVICES DISTRICT
REGULAR BOARD MEETING MINUTES**

September 16, 2020

Call to Order Closed Session at 3:30/Open Session 5:00 p.m.

1. CALL TO ORDER/ROLL CALL

President Maybee called the Regular Board Meeting of the Board of Directors of Rancho Murieta Community Services District to order at 3:30 p.m. via ZOOM conference per Governor Newsom's Executive Order N-29-20. Directors present were Tim Maybee, Randy Jenco, Linda Butler, John Merchant, and Martin Pohll. Also present was Tom Hennig, General Manager; Paul Siebensohn, Director of Field Operations; Cindy Chao, Controller; Michelle Ammond, Interim Controller; Richard Shanahan, District General Counsel; and Amelia Wilder, District Secretary.

2. CONSIDER ADOPTION OF AGENDA

Motion/Maybee to adopt the agenda. Second/Jenco. Roll Call Vote: Ayes: Maybee, Jenco, Merchant, Butler, Pohll. Noes: None. Absent: None. Abstain: None.

3. BOARD ADJOURNED TO CLOSED SESSION AT 3:32 P.M. TO DISCUSS THE FOLLOWING ITEMS:

Closed session conference with legal counsel for anticipated litigation (Government Code section 54956.9(d)(4)) - consider initiation of litigation involving five or more potential cases.

Under Government Code 54957: Public Employee Performance Evaluation of the General Manager.

4. BOARD RECONVENED TO OPEN SESSION AT 5:00 P.M. AND REPORTED THE FOLLOWING:

Nothing to report.

5. CONSENT CALENDAR

Motion/Maybee to adopt the consent calendar. This month's Consent Calendar included Approval of September's Board Meeting minutes and October's Committee Meeting minutes; Adoption of Updated Check Signing Requirements, increasing the amount needed for a Board Members signature on a check to \$10,000, until January 1, 2021, when only checks over \$25,000 will require a Board Members signature; Adoption of Resolution R2020-06 approving the Encroachment Agreement with Murieta Marketplace Associates, LLC and Cosumnes Irrigation Association and Approval of contract with Richardson and Company, LLP for Auditing Services. Second/Jenco. Roll Call Vote: Ayes: Maybee, Jenco, Merchant, Butler, Pohll. Noes: None. Absent: None. Abstain: None.

6. STAFF REPORTS

Under Agenda Item 5A, Tom Hennig, General Manager, gave a brief summary of activities during the previous month, including an update on the current COVID-19 situation and reported no additional cases of the virus confirmed in Staff. He continued with an update on the quality of water in Laguna Joaquin, and the current Midge Fly situation. He followed up with the residents who signed the petition last month, and believes the problem is being slightly reduced. The District continues to treat Laguna Joaquin every two weeks with midge control product, has added some water from Clementia to improve water quality and possibly avoid another fish kill, and has placed traps in the area to track the number and type of bugs. In addition, the District has

released a Request for Proposals for an Environmental Consulting Firm to review the situation and make suggestions for improving resident concerns. He continued with an update on development, stating that we are working closely with Murieta Gardens to complete this project, and he has met with the Developer and Coastland Engineering to identify opportunities for moving forward with Legacy Villa's and Suites.

He reported that the County had not included the unpaid CFD 2014-1 bond payments on the 2018-19 Teeter program, which would have allowed the District to begin foreclosure proceedings. On September 11, 2020 demand letters were sent, and the Developer paid the past due amounts on September 15, 2020.

Sadly, he finished his report by informing the Board that Graham Self, the District's intern from Folsom Lake College, had lost his battle with cancer on September 3, 2020. Director Maybee added that he had spoken with Graham's father who said that he enjoyed working with the District. He will be greatly missed.

Under Agenda Item 5B, Cindy Chao, Controller, updated the Board on the status of the District's finances, noting that the District had 76 more homes receiving water in August 2020 than August 2019, not 113 as reported in the Packet. Staff is reaching out to past due accounts and they are paying something each month.

Under Agenda Item 5C, Tom Hennig gave a brief overview of the operations updates and incidents of note, in Jeff Werblun's absence, noting that Chief Werblun may be gone for an extended period. He continued with a brief update on the Security Department stating that we are in the process of recreating the Security Report with statistics that are more meaningful to our partners. He continued with an update on the joint efforts we are making with RMA concerning bon fires, 24 hour citations and that he has been receiving positive feedback from RMA. He continued with a Security staffing update, explaining that we have a continuous posting for Patrol positions, with no recent qualified applicants.

In response to Mr. Hennig's report of a visit from 5 Sacramento County Sherriff's Deputies visiting on August 7, 2020, Richard Gehrs asked why they were here. Mr. Hennig responded that they heard we were having some trouble with golf cart thefts and elected to dispatch units to provide general patrol service.

Under Agenda Item 5D, Paul Siebensohn, Director of Field Operations, gave a brief summary of the utilities updates, including water use has increased due to the heat and people working from home. He reported a lightning strike that hit the Water Plant on August 24, causing the SCADA system to fail. The District staff was able to get the system up and running and is working on upgrading the procedures so it won't be affected should another lightning strike happen. He explained that Autumn is the time of year when staff focuses on clearing out drainage ditches. This work is challenging if the ditches are overgrown and full of excessive runoff from overwatering, resulting from residents overwatering adjacent parcels. The Department continues to issue door tags to residents, asking them to discontinue overwatering.

John Sullivan asked if we had transferred water to Van Vleck ranch from the secondary storage, and Mr. Siebensohn let him know that we had in an attempt to get down to dead storage and to accommodate a 100-year rain event.

The Retreats East and North tentative maps have been updated. Murieta Gardens Lots 4 & 5 have installed water meters. Coastland has provided reviews on the Riverview project.

President Maybee asked if anyone has looked at if the amount of water usage that has been reported may be higher than normal due to the number of people staying home. Mr. Siebensohn commented it had been reported, and Regional Water Authority is taking this into consideration when calculating water use. Legally the District does not have to comply with the Urban Water Policy because we are not yet an Urban Water District as we are under 3,000 connections.

Resident Crystal Matter asked if one Patrol Officer was adequate and were there any safety concerns. Mr. Hennig answered that if there were any safety concerns, we would not have staff patrolling alone.

Mr. Sullivan asked if the District reviewed the change to the crossing of the South golf course between the bathrooms and at the 8th green and 9th tee. Mr. Siebensohn responded that are looking at building temporary access. Mr. Sullivan asked for the plans, and Mr. Siebensohn put him in contact with the developer at Riverview. Mr. Sullivan said, "RMCC and Murieta Club Properties object to this change." President Maybee continued by asking Tom to follow up with RMA and the Country Club to see where they are at and asked Mr. Siebensohn to follow up at Improvements Committee.

7. REVIEW AUGUST 2020 BOARD/COMMITTEE MEETING DATES/TIMES

President Maybee noted a schedule change to the Finance Committee Meeting. It will be on October 2 instead of October 6 at 10:00.

8. CORRESPONDENCE

None.

9. COMMENTS FROM THE PUBLIC

None.

10. CONSIDERATION ADOPTION OF RESOLUTION TO AUTHORIZE THE DISTRICT TO INITIATE FORECLOSURE ON FIVE PROPERTIES RELATING TO MELLO-ROOS CFD NO. 2014-1

This item was removed from the agenda as no action was required. (See Item 5A, General Manager's Report.)

11. CONSIDER ADOPTION OF ORDINANCE O2020-03 AMENDING DISTRICT CODE CHAPTER 15 (SEWER CODE) REGARDING UPDATES AND REVISIONS TO VARIOUS PROVISIONS

Motion/Maybee to adopt Ordinance O2020-03 amending District Code Chapter 15 (Sewer Code) regarding updates and revisions to various provisions. Second/ Jenco. Ayes: Maybee, Jenco, Merchant, Butler, Pohll. Noes: None. Absent: None. Abstain: None.

12. DISCUSS SECURITY DEPARTMENT REVENUE, FUNDING, AND SERVICE OPTIONS

Tom Hennig gave a brief history of the Security Tax, which is limited to a 2% annual increase, including that the District has spent over \$1,000,000 over the last five years from unallocated general funds to support the Department. We are charging the maximum we can and are still \$450,000 over budget for FY2020-21. We need to consider using discretionary dollars to funding reserves.

Director Merchant than shared a “Roadmap” to revising the Security Department with the goal of remaining within our budget. His target date was June 2021, with a possible referendum at a special election. His main points included:

- Evaluate Patrol only – gate operations remain “status quo”
- Consolidate gate ownership
- Possible staffing solutions, including blended SSD/CSD patrol or a privatized patrol
- Separate Security operations inside and outside the gates
- Organizational structure – Chief vs. no Chief
- Hiring others to distribute citations – savings over trained Security employees
- Armed vs. unarmed

He recommended the following steps to achieve this goal

- Stakeholder meetings with RMA, Equestrian Center, Commercial, Murieta Village, Murieta Gardens
- Public Outreach
- Formulation of an organizational structure
- Identify costs including reserve contributions
- Prepare ballot measures
- Public Outreach
- Election

President Maybee thanked Director Merchant for his efforts on this project.

Director Butler asked how much property taxes go to fund Security. Mr. Hennig responded 65%.

Director Merchant stated that this was an extremely high number and that money should fund reserves.

A discussion followed, including comments from the public asking if we could fund just the gates with the Security Tax revenue. District Staff is looking into this. All of the information we find will be made publicly available.

President Maybee closed the discussion with a request to staff to create timelines working backward from June 2021 election, would like to know what it would look like without any property tax being used, and the cost of District Employees vs. privately contracted employees. We are obligated to do what it says in Measure J.

Director Jenco asked how much the gate costs to run and how much tax revenue we get from inside the gates.

Director Maybee continued with the realization that this will take Staff time to complete and asked for an idea of how many extra employees would be needed.

Richard Gehrs commented that he believed the residents of Murieta Village are contributing to gate operations. Director Merchant assured him they are not.

13. DIRECTOR COMMENTS/SUGGESTIONS

Tom Hennig mentioned that he was invited to participate as a guest at the RMA Fire Safety Council meeting on September 29, 2020.

President Maybee thanked staff for their due diligence in preventing another fish kill, and thanked Tom Hennig for building a better relationship with RMA

14. ADJOURNMENT

Motion/Maybee to adjourn at 7:15 p.m. Second/Butler. Ayes: Jenco, Butler, Merchant, Pohl. Noes: Maybee. Absent: None. Abstain: None.

Respectfully submitted,



Amelia Wilder
District Secretary