

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

Board of Directors Meeting

MINUTES

July 16, 2014

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 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 Joseph Blake, General Manager; Greg Remson, Security Chief; Paul Siebensohn, Director of Field Operations; and Suzanne Lindenfeld, District Secretary. Director Roberta Belton was absent.

2. COMMENTS FROM THE PUBLIC

None.

3. ADOPT AGENDA

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

4. SPECIAL ANNOUNCEMENTS AND ACTIVITIES

None.

5. CONSENT CALENDAR

President Pasek asked about the minutes from the last Security Ad Hoc Committee meeting. Chief Remson stated that he will have them in the August Board meeting packet.

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

6. STAFF REPORTS

Under Agenda Item 6a, Joe Blake gave a brief summary of his observations and goals for the District. Joe stated that the District has a good staff but the District's assets are reaching the end of their useful life. The Water Treatment Plant Expansion Project is the first priority, followed by infrastructure backlog, improving security measures, financing and grants, developing a master water plan, and organizing the water rights.

Under Agenda Item 6c, Director Martel commented on the possibility of getting Homeland Security grant money for cameras and monitors for the new North Gate. Chief Remson stated that goal is to start construction on the new North Gate mid-September.

Under Agenda Item 6d, Director Ferraro commented on Rancho Murieta Association (RMA) having water trucks take water out of Laguna Joaquin to use to water common areas and Stonehouse Park. President Pasek requested staff send a letter to Rancho Murieta Association regarding Laguna Joaquin and a likely water shortage/draw down and possible use limitations.

7. CORRESPONDENCE

None.

8. CONSIDER ADOPTION OF RESOLUTION 2014-14, ACCEPTING ASSIGNMENT OF EASEMENT RIGHTS

Paul Siebensohn gave a brief summary of the recommendation to adopt the resolution accepting assignment of easement rights.

Motion/Gumbinger to adopt Resolution 2014-14 accepting assignment of easement rights. **Second/Ferraro. ROLL CALL VOTE: Ayes: Pasek, Ferraro, Gumbinger, Martel. Noes: None. Absent: Belton.**

9. CONSIDER APPROVAL OF NEW DIRECTOR OF FINANCE/ADMINISTRATION JOB DESCRIPTION

Director Gumbinger gave a brief summary of the recommendation to adopt the new Director of Finance/Administration job description.

Motion/Gumbinger to adopt the new Director of Finance/Administration job description. **Second/Ferraro. ROLL CALL VOTE: Ayes: Pasek, Ferraro, Gumbinger, Martel. Noes: None. Absent: Belton.**

10. CONSIDER ADOPTION OF THE 2014 NON-REPRESENTED EMPLOYEE SALARY RANGES AND CPI ADJUSTMENT

President Pasek stated he would like to see more private industries be included in future salary surveys.

Director Martel stated he wants to see the 360 Evaluations that were completed, with names included. Suzanne stated that when the survey was conducted, it was with the understanding that no names would be provided and that the Board would receive a summary of the results, not the actual survey results. The matter was referred to Richard Shanahan, District General Counsel, for review and comment.

President Pasek stated that this survey should be left alone and the next one can be with the understanding that the Board of Directors will see the actual surveys submitted.

11. CONSIDER APPROVAL OF WATER TREATMENT PLANT SPECIAL INSPECTION PROPOSAL

Paul Siebensohn gave a brief summary of the recommendation to approve the proposal for the Water Treatment Plant Expansion Project special inspections.

Motion/Gumbinger to approve the proposal from Youngdahl Engineering for water treatment plant special inspection, in an amount not to exceed \$34,547.00. Funding to come from Water Replacement Reserves. **Second/Ferraro. Ayes: Pasek, Ferraro, Gumbinger, Martel. Noes: None. Absent: Belton.**

12. INTRODUCE ORDINANCE 2014-02 AMENDING DISTRICT CODE CHAPTER 8, COMMUNITY FACILITIES FEES

President Pasek opened the public hearing at 6:21 p.m. and asked for public comments. John Sullivan asked that in the future, instead of putting no change to a fee, include the actual amount.

President Pasek closed the public hearing at 6:23 p.m.

Motion/Ferraro to introduce Ordinance 2014-02, an Ordinance amending District Code Chapter 8, the Community Facilities Fee Code, Section 3.00, to increase the Water Supply Augmentation and the Community Parks fees, waive the full reading of the Ordinance and continue to the August 20, 2014 Board meeting for adoption. **Second/Gumbinger. Roll Call Vote: Ayes: Pasek, Ferraro, Gumbinger, Martel. Noes: None. Absent: Belton.**

13. RECEIVE WATER TREATMENT PLANT EXPANSION PROJECT UPDATE

Paul Siebensohn stated that staff has been working with Roebbelen on finalizing the schedule. The design engineer is working with SMUD.

14. REVIEW/DISCUSS PROPOSED MELLO-ROOS CFD FINANCING FOR RANCHO NORTH/MURIETA GARDENS PROPERTIES

Richard Shanahan, District General Counsel, gave a brief summary of the proposed Mello-Roos CFD financing for Rancho North/Murieta Gardens in lieu of the Letter of Credit. The next steps include: receive the Petition requesting the establishment of a CFD and provide a map of the proposed CFD for the resolution of intentions; preparation of the goals and policies, approval of the Rate and Method of Apportionment document; adopt three resolutions of intentions, and holding a public hearing.

Dan Massiello, Kosmont Companies, gave a brief summary of what a CFD is, how they are used, and how they work. The bonds will be sold privately, and the buyers have already been decided. The property owners will be voting on whether to allow for the CFD or not. Since it is undeveloped land, it will be the landowners/developers who will vote.

15. CONSIDER APPROVAL OF AGREEMENT WITH WILLDAN FINANCIAL SERVICES FOR SPECIAL TAX CONSULTANT SERVICES RELATING TO MELLO-ROOS CFD FORMATION FOR RANCHO NORTH/MURIETA GARDENS PROPERTIES

Danny Kay, Willdan Financial Services, is the person that will be representing the District in this process. All costs and fees will be paid by the landowners, not the District.

Motion/Ferraro to approve agreement with Willdan Financial Services for Special Tax Consultant Services relating to Mello-Roos CFD Formation for Rancho North/Murieta Gardens Properties, in an amount not to exceed \$21,500. Funding to come from the Rancho North/Murieta Gardens landowners under the terms of the Rancho North Properties and Murieta Gardens Financing and Services Agreement. **Second/Gumbinger. Ayes: Pasek, Ferraro, Gumbinger, Martel. Noes: None. Absent: Belton.**

16. CONSIDER APPROVAL OF AGREEMENT WITH FULBRIGHT & JAWORSKI FOR BOND COUNSEL SERVICES RELATING TO MELLO-ROOS CFD FORMATION AND BOND ISSUANCE FOR RANCHO NORTH/MURIETA GARDENS PROPERTIES

Richard Shanahan gave a brief summary of the recommendation to approve the agreement with Fulbright & Jaworski.

Motion/Martel to approve the agreement with Fulbright & Jaworski for bond counsel services relating to Mello-Roos CFD formation and bond issuance for Rancho North/Murieta Gardens Properties. **Second/Ferraro. Ayes: Pasek, Ferraro, Gumbinger, Martel. Noes: None. Absent: Belton.**

17. RECEIVE WATER CONSERVATION UPDATE

Paul Siebensohn gave a brief update on the water conservation and the new media release regarding the Governor issuing a state-wide mandate on water use/conservation. The details have not been released yet. Paul suggested the District go back to the Stage 2 water alert.

18. REVIEW AND SELECT CONFERENCE/EDUCATION OPPORTUNITIES

Director Ferraro suggested the Directors consider attending the CSDA annual conference.

19. REVIEW MEETING DATES/TIMES

No changes.

20. COMMENTS/SUGGESTIONS-BOARD MEMBERS AND STAFF

Chief Remson commented on the suspicious small grass fires that have been started by Rancho Murieta Country Club. Someone went into a garage and stole two (2) tires off a bike but left the bike.

President Pasek asked if staff had met with the contractors yet regarding the WTP Expansion Project. Joe stated they are working on finalizing the schedule.

Director Martel suggested staff look into using Folsom Prison inmates for the digitizing of the District maps. Director Martel commented on setting up a meeting with various website people to review their proposals. Suzanne stated that a meeting cannot be set until it is clear, what it is Director Martel is wanting staff to look into doing. Director Martel stated he would get with Suzanne to go over his ideas.

Suzanne stated that the Directors may have to re-do the 470 forms since there is some confusion at the Elections Office on what year the filing is suppose to be for.

21. ADJOURNMENT

Motion/Gumbinger to adjourn at 7:32 p.m. **Second/Ferrari. Ayes: Pasek, Ferraro, Gumbinger, Martel. Noes: None. Absent: Belton.**

Respectfully submitted,



Suzanne Lindenfeld
District Secretary