



# RANCHO MURIETA COMMUNITY SERVICES DISTRICT

Board of Directors Regular Meeting

MINUTES

October 21, 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 5:01 p.m. in the District meeting room, 15160 Jackson Road, Rancho Murieta. Directors present were Gerald Pasek, Betty Ferraro, Morrison Graf, Michael Martel, and Mark Pecotich. Also present were Darlene J. Gillum, General Manager; Paul Siebensohn, Director of Field Operations; Eric Thompson, Controller; and Suzanne Lindenfeld, District Secretary.

## **2. ADOPT AGENDA**

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

## **3. SPECIAL ANNOUNCEMENTS AND ACTIVITIES**

Darlene Gillum stated that the District received the Transparency Certificate of Excellence from the California Special Districts Association, Special District Leadership Foundation.

## **4. COMMENTS FROM THE PUBLIC**

Keith Golden, Sloughhouse, commented on the Developer presentation and his concern with adequate water supply when the District drills the augmentation well. President Pasek stated that the Water Supply Assessment Report will be going to the Board for review in a few weeks at which time the report will be made available to the public. Darlene Gillum stated the CEQA report was done in 2014 and is available on the District's website.

Brad Sample commented on his concern regarding asbestos and wanting to ensure the updated methods of testing are conducted. Mr. Sample also commented that he feels a water quality report needs to be completed and that the developers should pay for it, with the District overseeing it. Director Martel asked if he had any concerns regarding the water quality at this time. Mr. Sample stated that he did not at this time.

John Merchant commented on Sacramento County conducting an EIR and asking environmental comments. Mr. Merchant stated he feels the District should hire someone to advise the District before the EIR is done.

## **5. CONSENT CALENDAR**

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

## **6. STAFF REPORTS**

Under Agenda Item 6b, President Pasek stated that this year, budget-wise, the District should break even. Director Martel stated his goal is not have any rate increases.

Under Agenda Item 6c, Director Martel commented on his disappointment in the District hiring private security to augment the Security Department, his feeling that the District needs to develop an action plan to prevent crime and vandalism, and that security services can be done better than it currently is. Director Ferraro commented on Rancho Murieta Country Club (RMCC) hiring four (4) outside security persons to patrol their property Halloween weekend.

Director Martel commented on the need for more tax money to pay for an increase in Security services.

Under Agenda Item 6d, President Pasek commented on the reservoirs being at 80% capacity and no groundwater use yet.

## **7. CORRESPONDENCE**

None.

## **8. CONSIDER APPROVAL OF REGIONAL WATER AUTHORITY PROJECT AGREEMENT FOR CASH FOR GRASS REBATE PROGRAM**

Darlene Gillum gave a brief summary of the recommendation to approve the agreement with the Regional Water Authority for Cash for Grass Rebate Program. In early August 2015, the District was notified by the Regional Water Authority (RWA) that we had been awarded \$30,590 to participate in the Prop 84 Drought Grant Irrigation Efficiency project. The Prop 84 grant requires the District to pay a 25% match (\$7,647) in the form of water surveys provided to each participant. The District's 25% match will be paid out of the 2015 Water Conservation Operational Budget.

The terms of the rebate program are up to \$500 per single family residential account and up to \$1,500 for large commercial, industrial, or institutional accounts. The rebate is applicable only to the installation of recommended irrigation system upgrades as a result of the water survey, including turf replacement.

President Pasek commented that he did not feel the District needed to provide the program since the State already has one in place which offers more of a rebate and is easier to receive. Darlene stated that residents can apply for rebates from both programs, the maximum from the District is \$500 and the maximum from the State, including the amount received from the District, is \$2,000.

Director Pecotich stated that the District should be sure to note that on the website along with linking Rancho Murieta Association's architectural application for review on the District's website.

Les Clark commented on the amount of administration time that will be spent overseeing the rebate program which includes project files, document retention, and the continued report to Regional Water Authority until 2025.

**Motion/Martel** to approve the Regional Water Authority Project Agreement for Cash for Grass Rebate Program. **Second/Ferraro. Roll Call Vote: Ayes: Ferraro, Martel, Pecotich. Noes: Pasek, Graf. Absent: None. Abstain: None.**

## **9. DISCUSS PARKS COMMITTEE AGENDA ITEMS**

Darlene Gillum stated that she has not spoken with LAFCo yet but hopes to before the Parks Committee meeting on October 22, 2015.

Richard Shanahan, District General Counsel, explained that, based on his review of various resolutions and the LAFCo website, it appears that recreation is an authorized power and that, through the 1990-91 parks agreements and Parks Committee, the District has been exercising that power. He also expressed his concerns that it is uncertain whether the park funds and fees are District money and fees or whether the funds/fees are private/RMA money. He cautioned against levying and imposing a community park fee (which is found in District Code chapter 8), but not actually collecting the fee. If the fee being collected is actually the District's fee that Rancho Murieta Association (RMA) collects, and then there is state law mandated financial reporting and other requirements that should be done. The funds could be at risk if the District is not in compliance with these requirements. If the fee is not a District fee, then the District can repeal the Parks Fee and only have an advisory role in the parks. Mr. Shanahan recommended that the MOU clearly resolve and address these questions.

Director Martel commented on his feeling that RMA has not maintained the Parks Fees collected appropriately and are not in compliance with the required reporting.

Mr. Shanahan also stated that the new Memorandum of Understand needs to be done since the current developers are not parties to the previous Parks Agreements and their obligation to comply with the agreements is uncertain. Mr. Shanahan asked if the County collects a park fee under the Quimby Act. John Sullivan stated no, the County discontinued that in 1979.

Mr. Shanahan also commented on the concern that if the District takes over the parks, they may have to be open to the public or maintained as resident-only parks. He explained that under certain circumstances a public agency may operate a residents-only park and he cited to the City of Palo Alto Foothills Park as an example.

Director Ferraro commented on how hard it has been to get the Parks Committee financial records from RMA.

Director Pecotich asked for Board input regarding the District creating a bond to pay for a community center. Darlene Gillum stated that she feels it is too early in the process for the District to spend the staff time and expenses to consider this.

John Merchant stated that the Parks Fees accounting should be managed by an outside agency.

## **10. RECEIVE WATER TREATMENT PLANT EXPANSION PROJECT UPDATE**

Paul Siebensohn gave an update on the Water Treatment Plant Expansion Project. Recent work included: painting of equipment, piping and siding replacement; GE's & TESCO Controls commissioning activities with loop checking of instrumentation and equipment control; installation of canopy and ancillary room lighting; equipment commissioning including pumps and neutralization tank. As of this update the project is holding to schedule, barring any commissioning issues that may arise.

### **11. RECEIVE WATER CONSERVATION UPDATE**

Paul Siebensohn gave an updated on water conservation. NOAA continues to show that drought persists or intensifies for our. A recent article from the Los Angeles Time regarding El Nino indicates a potential of over 40% normal precipitation for our area in the January through March 2016 timeframe.

The State drought mandates and the District water conservation schedule are still in effect. Calendar year to date, three hundred forty-two (342) conservation tags have been issued and five (5) fines levied.

### **12. REVIEW AND SELECT CONFERENCE/EDUCATION OPPORTUNITIES**

No discussion.

### **13. REVIEW MEETING DATES AND TIMES**

Directors Graf and Martel will not be at the November 4, 2015 Special Board meeting.

### **14. COMMENTS FROM THE PUBLIC**

Paul Siebensohn reminded everyone that due to the cooler weather and shorter days, they should cut back on their irrigation times.

Director Martel commented on his disappointment with the barcode report he received, stating that not everyone that has them is listed. Darlene Gillum stated she will look into the matter. He also commented on the need for Security to work on preventing vandalism and the Board to discuss vehicle options before the next Security vehicle is obtained.

Director Graf commented on his tour of the water plants and commented on what a good job the Water Department does with such a small staff. He also asked about the Security ad hoc committee comments that are due October 23, 2015. Darlene Gillum stated that that deadline will be extended as she intends to send out a more detailed information sheet out to the Directors to comment on.

President Pasek asked when staff intends to notify the community regarding the suggested midge fly plan. Paul Siebensohn stated that he intends to get community input in the December/January time frame.

Director Ferraro thanked Director Pecotich for all his efforts regarding the Parks Committee.

Director Pecotich stated that the ad hoc committee formation will move forward after the SOLOS group meets with the developers. President Pasek stated that SOLOS needs to define what they mean by "reasonable" development. Director Pecotich commented on his feeling that what is going on in the community regarding development is hostile and not good for the community.

Darlene Gillum stated that at the October Presidents meeting, items discussed included RMCC irrigation upgrade is near completion. President Pasek stated that with this upgrade, RMCC is projecting that they will need 20% less recycled water and suggested that the District get that in writing. Director Martel commented on the need to look at the piping since it is 45 years old.

President Pasek commented on hearing that Security has allowed flatbeds of kids into the community for trick or treating on Halloween. Darlene stated she will look into it.

Darlene stated that the 2014 compensation report has been posted to our website and submitted to the State Controller's Office.

Suzanne commented on the Board Secretary training she attended earlier this week. From discussions with other District's it appears as going to two (2) board meeting a month instead of committee meetings is the trend as they are found to be more efficient and effective. Also, most Districts conduct their Board meetings during the work day.

Suzanne reminded everyone of the upcoming time change on November 1, 2015.

**15. ADJOURNMENT**

**Motion/Ferraro** to adjourn at 7:16 p.m. **Second/Pecotich. Ayes: Pasek, Ferraro, Graf, Martel, Pecotich. Noes: None. Absent: None. Abstain: None.**

Respectfully submitted,

A handwritten signature in blue ink that reads "Suzanne Lindenfeld".

Suzanne Lindenfeld  
District Secretary