

# RANCHO MURIETA COMMUNITY SERVICES DISTRICT

Board of Directors Regular Meeting

MINUTES

November 19, 2014

4:00 p.m. Closed Session - 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 4:00 p.m. in the District meeting room, 15160 Jackson Road, Rancho Murieta. Directors present were Gerald Pasek, Roberta Belton, and Betty Ferraro. Also present were Edward R. Crouse, Interim General Manger; Greg Remson, Security Chief; Paul Siebensohn, Director of Field Operations; Tracey Hays, Interim Controller; Suzanne Lindenfeld, District Secretary; and Richard Shanahan, General Counsel. Director Paul Gumbinger was absent.

## **2. BOARD ADJOURNED TO CLOSED SESSION AT 4:01 P.M. TO DISCUSS THE FOLLOWING ITEMS:**

*Under Government Code 54957.6:* Conference with designated Labor Negotiator, Edward R. Crouse, Regarding Negotiations with the International Union of Operating Engineers, Local 3, AFL-CIO.

## **3/4. BOARD RECONVENED TO OPEN SESSION AT 5:02 P.M. AND REPORTED THE FOLLOWING:**

*Under Government Code 54957.6:* Conference with designated Labor Negotiator, Edward R. Crouse, Regarding Negotiations with the International Union of Operating Engineers, Local 3, AFL-CIO. Nothing to report.

## **5. COMMENTS FROM THE PUBLIC**

Ted Hart commented on the report 60 Minutes did on water and suggested the District put out a bullet point flyer to the residents regarding the status of the water in the community. Director Ferraro will get with Mr. Hart to discuss his idea.

Phil Neff commented on Lake Guadalupe being filled, his concern that the District is not charging all water users the same rate, his concern that the District is taking water from one to give to another, and that the District should be charging for the recycled water. Paul Siebensohn stated he will meet with Mr. Neff to discuss his concerns.

## **6. ADOPT AGENDA**

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

## **7. SPECIAL ANNOUNCEMENTS AND ACTIVITIES**

None.

## **8. CONSENT CALENDAR**

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

## 9. STAFF REPORTS

No discussion.

## 10. CORRESPONDENCE

None.

## 11. CONSIDER ADOPTION OF A RESOLUTION, ACTING AS THE LEGISLATIVE BODY OF RANCHO MURIETA CSD COMMUNITY FACILITIES DISTRICT NO. 2014-1 (RANCH NORTH/MURIETA GARDENS), MODIFYING RESOLUTION 2014-24 (WHICH AUTHORIZED ISSUANCE OF CFD #214-1 SPECIAL TAX BONDS) CONCERNING THE BOND DENOMINATION AMOUNT AND BOND TRANSFER RESTRICTIONS

Ed Crouse gave a brief summary of the recommendation to adopt Resolution 2014-30, modifying Resolution 2014-24 concerning the bond denomination amount and bond transfer restrictions. These changes will make the bonds more marketable but could result in many individual investors holding the bonds. The prospective institutional investor visited the site.

**Motion/Martel** to adopt Resolution 2014-30, Acting as the Legislative Body of Rancho Murieta CSD Community Facilities District No. 2014-1 (Rancho North/Murieta Gardens), Modifying Resolution 2014-24 (Which Authorized Issuance of CFD #2014-1 Special Tax Bonds) Concerning the Bond Denomination Amount and Bond Transfer Restrictions. **Second/Ferraro. Roll Call Vote: Ayes: Pasek, Belton, Ferraro, Martel. Noes: None. Absent: Gumbinger.**

## 12. STATUS OF PARKS COMMITTEE AND COMMITTEE MEETINGS UNDER 1990 AND 1991 PARK DEVELOPMENT AGREEMENTS

Ed Crouse gave a brief history of the Parks Committee and the Parks Agreements. There is nothing in the Parks Agreements that requires the Committee to hold regular meetings.

President Pasek asked who would be in charge once the other homeowner associations exist. Ed Crouse stated that he does not believe any one entity will be in charge.

John Sullivan commented on his desire to restart the Parks Committee meetings and to get the past minutes and financials from the beginning of Parks Committee to see what has gone on.

Director Ferraro commented on her having been asking Ranch Murieta Association (RMA) to schedule a Parks Committee meeting but that has not happened yet, RMA has changed the Parks Matrix without input from the Parks Committee, and the need to review the 1990 and 1991 Parks Agreements.

Ed Crouse stated that Greg Vorster, General Manager, RMA, will hold a Parks Committee meeting once he gets in writing from the developers who their representatives are.

Director Martel commented on his concern that some of the homeowners should be done paying their share of the park contributions but there is no accountability on where the money has gone.

President Pasek suggested a letter be sent to RMA regarding the Board's concerns.

Ed stated that RMA collects Parks Fees, but the District has the ability to collect it if needed. President Pasek stated that he thought the Board had voted to change it to the District collecting the fee not RMA. Ed will check into it.

**13. SECURITY GATE CONTROL POLICY DISCUSSION**

President Pasek stated that with the new North Gate going in and development starting the District needs to develop a gate policy that would incorporate all the various homeowner associations concerns. President Pasek also stated that the Security Department should be reimbursed for time spent at the various compliance meetings.

***Director Belton left at 6:00 p.m.***

Steve Murphy commented on his concern regarding the District and RMA not working together, access rights, and RMA gate rules. Since it is RMA's gate, everyone needs to follow their rules.

Chief Remson stated that it is RMA's gate but that the other entities in the community have easement rights for access through the gates. While RMA has to let them have access, they do not have to give them bar codes.

This item was referred to the Security Committee.

**14. CONSIDER APPROVING RANCHO MURIETA NORTH SECURITY GATE PROJECT COOPERATION AND FUNDING AGREEMENT**

Chief Remson gave a brief summary of the recommendation to approve the North Security Gate Project Cooperation and Funding Agreement.

Director Ferraro commented on her concern regarding the size of the generator and that the current generator should work. Ed Crouse stated that the upgrade of the generator is to accommodate full build out.

Director Ferraro commented on her concerns with the District paying for equipment when there is no contract or Board approval stating that the District will pay for equipment. The MBA states that RMA is responsible for the North Gate.

Director Martel stated that although this was discussed by the Security Committee and the Security Ad Hoc Committee, he does not agree with the cost and suggested this be referred back to the Security Committee.

This matter was tabled due to the lack of a motion.

**15. CONSIDER APPROVING WATER TREATMENT PLANT EXPANSION PROJECT SPECIAL INSPECTION COSTS**

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

**Motion/Martel** to approve the proposal from Bay Area Coating Consultant Services Inc. for special inspection services, in an amount not to exceed \$15,000. Funding to come from the approved

Water Treatment Plant Contingency. **Second/Ferraro. Ayes: Pasek, Ferraro, Martel. Noes: None. Absent: Belton and Gumbinger.**

**16. RECEIVE WATER TREATMENT PLANT EXPANSION PROJECT UPDATE**

Paul Siebensohn gave a brief update on the Water Treatment Plant Expansion Project. The project is on track, possibly slipping a week. Staff is waiting for confirmation from Roebbelen with an updated Master Project Schedule. As of today, the main trade contractor, KG Walters, has more staff onsite to expedite the forming of the concrete walls within the former filter room and sedimentation basin of plant #1.

**17. RECEIVE WATER CONSERVATION UPDATE**

Paul Siebensohn gave a brief update on water conservation in the community. Reservoirs are 10.7% higher this year than they were this time last year.

**18. CONSIDER CONFERENCE/EDUCATION OPPORTUNITIES**

No comments.

**19. REVIEW MEETING DATES/TIMES**

No comments.

**20. COMMENTS/SUGGESTIONS**

Chief Remson commented on the timeline for the new North Gate and the need to move forward with the conduit and generator.

Paul Siebensohn commented on the water waste violation reporting has decreased.

Director Martel stated he is waiting for an answer from legal counsel regarding who owes the District how much for water and when will the District be paid.

President Pasek commented on the need for a policy regarding the surveillance cameras including when and who supplies/maintains them.

Director Ferraro stated she agrees with John Sullivan that the Parks Committee meetings need to start up again. Director Ferraro wished everyone a Happy Thanksgiving.

Ed Crouse wished everyone a Happy Thanksgiving and thanked Paul for his work on the WDR, which is going to the Regional Board in December.

**21. ADJOURNMENT**

**Motion/Martel to adjourn at 7:03 p.m. Second/Ferraro. Ayes: Pasek, Ferraro, Martel. Noes: None. Absent: Belton and Gumbinger.**

Respectfully submitted,



Suzanne Lindenfeld  
District Secretary