

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

15160 JACKSON ROAD
RANCHO MURIETA, CALIFORNIA 95683



SPECIAL MEETING

June 9, 2020 at 5:00 p.m.

NOTICE IS HEREBY GIVEN that the Board of Directors of the Rancho Murieta Community Services District will hold a Special Meeting on June 9, 2020 at 5:00 p.m., **This meeting will be held via ZOOM** video conference only pursuant to Governor Newsom Executive Order N-29-20. You can join the conference by (1) logging on to <https://us02web.zoom.us/j/86368427929>, entering Meeting ID no. 863 6842 7929, and using the audio on your computer, or (2) dialing into 1-669-900-9128 and entering the meeting code 863 6842 7929. Those wishing to join with audio only can simply call the telephone number above and enter the code. Participants wishing to join the call anonymously have the option of dialing *67 from their phone. **PLEASE NOTE – MOBILE DEVICE USERS MAY NEED TO INSTALL AN APP PRIOR TO USE AND MAC AND PC DESKTOP AND LAPTOP USES WILL REQUIRE YOU TO RUN A ZOOM INSTALLER APPLICATION – PLEASE FOLLOW DIRECTIONS AS PROVIDED BY ZOOM. IT IS RECOMMENDED YOU ATTEMPT TO LOGIN AT LEAST 5 MINUTES BEFORE THE START OF THE MEETING.**

AGENDA

1. **CALL TO ORDER, ROLL CALL** - Determination of Quorum – President Maybee **(Roll Call)**
2. **ADOPT AGENDA** **(Motion)**
3. **COMMENTS FROM THE PUBLIC**

*For this Special Meeting, members of the public may **ONLY** comment on items specifically agendized. Members of the public wishing to address a specific agendized item are encouraged to offer their public comment during consideration of that item. With certain exceptions, the Board may not discuss or take action on items that are not on the agenda.*

If you wish to address the Board at the time of the agendized item, as a courtesy, please state your name and address, and reserve your comments to no more than 3 minutes so that others may be allowed to speak. (5 min.)

4. **APPOINTMENT OF NEW DIRECTOR**

- a. Applicant Statements (3 min. each)
(Directors may ask follow up questions after each Applicant's statement.)
 - Martin N. Pohll
 - Morrison L. Graf
- b. Open Public Testimony
- c. Close Public Testimony
- d. Director Deliberations on Applicants (5 min.)
- e. Appointment of New Director (Discussion/Action) **(Motion) (Roll Call Vote)**
- f. District Secretary Will Administer the Oath of Office to the Appointed Director

5. DIRECTOR COMMENTS/SUGGESTIONS

6. ADJOURNMENT (Motion)

"In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item and is distributed less than 72 hours prior to a regular meeting, will be made available for public inspection in the District offices during normal business hours. If, however, the document is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting."

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the District Office at 916-354-3700 or email awilder@rmcsd.com. Requests must be made as soon as possible and at least two (2) full business days before the start of the meeting.

Note: This agenda is posted pursuant to the provisions of the Government Code commencing at Section 54950. The date of this posting is June 8, 2020. Posting locations are: 1) District Office; 2) Rancho Murieta Post Office; 3) Rancho Murieta Association; 4) Murieta Village Association.

SENT VIA EMAIL TO AWILDER@RMCS.D.COM

June 4, 2020

Rancho Murieta Community Services District
P.O. Box 1050
Rancho Murieta, CA 95683

Attention: Amelia Wilder
District Secretary

Dear Board:

In response to your Notice of Vacancy published on the RMCS.D website, I am writing to express my interest in being considered for the appointment to the Board in light of the recent vacancy.

I am a twenty-seven year resident of Rancho Murieta and I am registered to vote within the District.

My background in engineering and my previous experience in financial issues makes me qualified for the position. I ran for a seat on the RMCS.D Board in November 2019.

My responses to the published preliminary questions are attached.

I look forward to discussing my qualifications with the Board at your convenience.

Sincerely,



Martin N. Pohl
15240 Abierto Drive
Rancho Murieta, CA 95683
916-769-4620
mpohl@ranchomurieta.org

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

NOTICE OF VACANCY ON THE BOARD OF DIRECTORS

Questions for Applicants (if you need more room please use an additional sheet):

1. What is the role of a Director on the Board and how can they be most helpful to the community?

The role of the Directors is to oversee and direct the mission of RMCS D by setting policy and direction for the future. Directors can be most useful to the community by applying their experience toward policy development. A new Director needs to take the time to understand the workings of the District. Directors should also take the time to research the issues confronting the District.

2. We have at least 2 meetings per month and on some months 3. There is also the possibility of ad hoc committees being formed to consider specific issues at length. Please describe your ability to commit to the hours required to serve as a District Director.

I am semi-retired and have the time to commit to the hours required to serve the Board and the residents of the District. I would devote the time required to understand the issues and develop solutions.

3. The Board would like to facilitate increased understanding and cooperation with other entities in the District. How would you support RMCS D's efforts to do so?

As a member of the Board I would make sure the District develops working relationships with the leadership personnel of each entity. Through direct meetings, we can understand other points of view and find solutions to benefit the entire community.

4. From your perspective, what are the major items/issues currently facing the District. Please provide a brief explanation of your understanding of each issue.

The financial health of the District is an important issue facing the District. I brought up the issue when running for the Board in 2018. The Board has implemented measures to improve the accounting system, but the need to address the adequacy of the reserves still remains. Reserves will be very important when the aging infrastructure needs to be

replaced. I have participated in a number of reserve studies and could bring some experience to the process.

The funding of the security department has been an issue for RMCS D for a long time. Critical decisions need to be made to determine how the security department can be funded.

The selection of a new General Manager will demand considerable time from the Directors. I have been through the process for both MTI and RMA.

5. Describe your education and work-experience. Please explain how your education and experience will serve to enhance your contribution to the District as a Director.

I graduated with a Bachelor of Science in Civil Engineering and have been a practicing Civil and Structural Engineer for over 50 years. I have also served as treasurer for six years on the MTI Board and served as treasurer for six years on the RMA Board. I have also been the treasurer of two corporations.

6. How should a Director respond to questions/comments/suggestions from Residents?

A Director should always be open to questions, comments and suggestions from residents by listening to and understanding their concerns. The response could be as simple as referring the resident to information that has already been published. For more complicated responses, the resident should be referred to staff or be asked to put the concern in writing so the appropriate committee can investigate the issue. The committee may determine the issue comes within a current policy or the committee may need to adopt a new or revised policy for consideration by the Board.

June 4, 2020

Rancho Murieta Community Services District
P.O. Box 1050
Rancho Murieta, CA 95683

RE: Vacancy on the Board of Directors

To whom it may concern

My name is Morrison Graf and I have been a resident of Rancho Murieta since 1998 and served on the RMCS D Board from October 2015 thru 2018. I have been recently informed that another position has been vacated and that you are looking for candidates. With my education, work experience, and RMCS D Board experience I feel that I am qualified to fill that position and hereby submit my application for your consideration.

I have answered the Applicant questions you requested as an attachment to this letter.

Thank you for your consideration.

Sincerely.

Morrison L. Graf

Morrison L. Graf (354-9768)
6802 Terreno Dr.
Rancho Murieta, CA 95683

QUESTIONS FOR APPLICANTS—Morrison L. Graf

1. What is the role of a Director on the Board and how can they be most helpful to the community?

A Director brings his understanding of the needs of the community to the Board meetings and is involved with helping the District determine solutions and set direction for their projects and operations in the best interest of the community.

2. We have at least 2 meetings per month and on some months 3. There is also the possibility of ad hoc committees being formed to consider specific issues at length. Please describe your ability to commit to the hours required to serve as a District Director.

I retired from my career in 2013 and therefore have no regular business commitments. Besides personal travel (which has been pretty much eliminated for the rest of this year) or conflicting family events (again reduced in number this year) I see no problem committing to the position and the expected hours as described above.

3. The Board would like to facilitate increased understanding and cooperation with other entities in the District. How would you support RMCS D's efforts to do so?

The scope of services and operations of each entity in Rancho Murieta quite often have gaps which can make getting things done here confusing and frustrating. The best way to navigate through these gaps is to have regular coordinating meetings with the entities and maintain good communication with the entities' leadership as well as the larger community. Understanding the wants, needs, and limitations of each entity serves as a structure to discuss where each entity can support community efforts and where they cannot. Transparent communication will tend to reduce unrealistic expectations and therefore reduce confusion and frustration.

4. From your perspective, what are the major items/issues currently facing the District. Please provide a brief explanation of your understanding of each issue.

Development – The infrastructure expansions that will be required for the build-out of the community need to be effectively planned and implemented recognizing the variability of the financial markets, housing demand and developer abilities to complete projects on projected time-lines. Effective communication with the community is important during these development and implementation phases.

Aging Infrastructure - With facilities as old as Rancho Murieta itself many of the systems need to have replacement plans developed with appropriate funding as failures start / continue to occur. Proper development of reserve accounts is crucial to maintaining that funding into the future.

5. Describe your education and work-experience. Please explain how your education and experience will serve to enhance your contribution to the District as a Director.

RMCS D Experience

***Director October 2015 thru 2018 – filled vacated Board position, VP in 2018
CSDA training: Sexual Harassment Prevention (7/17), Special District Leadership Academy (7/17), AB1234 Ethics Compliance (2/17), Board Member Best Practices (2/17)***

Education

***B.S. in Civil Engineering 1981 - University of California, Berkeley
Registered Professional Civil Engineer in the State of California (C39571)***

Work Experience

***Continental Heller Construction (1981-1983) Project Management
HMH Construction (1983–2003) Project Management, Chief Estimator, Vice Pres.
Sutter Health – Director of Facility Planning & Development (2003-2013)***

With my civil engineering education and over 30 years in the construction industry (being involved with projects from concept, through planning, development, design, permitting, construction and occupancy) gives me a broad expertise to bring to the Board to assist in developing the appropriate direction for the RMCS D. In my career I have sat on “both sides of the table” (Contractor and Owner) and so I have an understanding of the needs and desires of both sides as well as the direct technical understanding of the systems that RMCS D manages.

6. How should a Director respond to questions/comments/suggestions from constituents?

A Director should always be willing to receive constituent questions / comments / suggestions, be able to address the decisions that have already been made by the Board, and encourage the constituent to bring unresolved items to the Board for consideration.

Oath of Office

State of California

County of Sacramento

For the office of Director, Rancho Murieta Community Services District.

I, _____, do solemnly swear that I will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic; that I will bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of California; that I take this obligation freely, without any mental reservation or purpose of evasion; and that I will well and faithfully discharge the duties upon which I am about to enter.

Term Expires: November 2020.

Subscribed and sworn before me, this 9th day of June, 2020.

Amelia Wilder, District Secretary