



RANCHO MURIETA COMMUNITY SERVICES DISTRICT REGULAR BOARD MEETING MINUTES

April 21, 2021

Call to Order Closed Session 4:00 p.m./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 4:00 p.m. via ZOOM conference per Governor Newsom's Executive Order N-29-20. Director's present were Tim Maybee, Randy Jenco, Linda Butler, John Merchant, and Martin Pohll. Also present was Tom Hennig, General Manager; Paula O'Keefe, Director of Administration; Paul Siebensohn, Director of Field Operations; Tina Talamantes, Interim Security Supervisor; Richard Shanahan, District General Counsel; and Amelia Wilder, District Secretary.

2. CONSIDER ADOPTION OF AGENDA

Motion/Maybee to adopt the agenda with one change, moving Item # 14, Review Utility Department's Annual Report to Item #10. Second/Jenco. Roll Call Vote: Ayes: Maybee, Jenco, Merchant, Butler, Pohll. Noes: None. Absent: None. Abstain: None.

3. BOARD ADJOURNED TO CLOSED SESSION AT 4:01 p.m. TO DISCUSS THE FOLLOWING ITEMS:

Conference with Legal Counsel – Anticipated Litigation (Gov. Code, § 54956.9(d)(2)) – Significant Exposure to Litigation: 1 case, claim by William McCarver

4. BOARD RECONVENED TO OPEN SESSION AT 5:00 p.m.

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

Richard Shanahan, District General Counsel, reported that there was no action to report from Closed Session.

5. CONSENT CALENDAR

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

6. STAFF REPORTS

Under Agenda Item 6A, Tom Hennig, General Manager, gave a summary of activities during the previous month, including an update on the current COVID-19 situation noting that Sacramento County has continued to place Sacramento County on the red tier, but we have not received clearance to hold a meeting in person. District Utility Workers are now eligible to receive the vaccine.

RMA is treating Laguna Joaquin for midge flies and they will soon be installing additional air diffusers/bubblers. He held a meeting with Murieta Village and discussed the timing of the potential road work to coincide with pipe replacements. There was a discussion about whether the sewer and water pipes would be replaced. Director Merchant suggested this item be discussed at the Improvements Committee to determine if we repair the lines what the cost would be versus replacing them.

He continued with an update on the Drought situation, stating that we are confident the water supply coming down the Cosumnes will maintain sufficient flow to fill our three reservoirs this year. In his update on the Sloughhouse Resource Conservation District (SRCD) and Sacramento Central Groundwater Authority (SCGA) Meetings, both agencies are discussing their options for charging local agencies and groundwater users. He will continue to monitor the conversations as they take place.

He discussed the Security Opinion Poll, noting that the District is planning to have a Town Hall meeting which will allow public input.

We are waiting for the Reserve Study to be complete, the last one was done in 2015.

He continued with a staffing update, stating staff recently received public records requests which had added to the overtaxed staff's workload. We have hired a Director of Administration, Paula O'Keefe. We continue to recruit for Accounting Supervisor, Controller, Security Supervisor, Gate and Patrol Officer.

He finished by informing the Board that Paul Siebensohn will be leaving the District April 30, 2021.

Under Agenda Item 7B, Paula O'Keefe, updated the Board on the status of the District's finances. There was a discussion about the delinquent accounts and adding them to the tax roll at the end of the fiscal year.

Under Agenda Item 7C, Interim Security Supervisor Tina Talamantes updated the Board on the Security Report, noting that we are continuing to use PDF Security, and actively recruiting permanent employees. She is looking at hiring additional Security during peak summer hours.

She met with Sacramento County Sheriff's Department (SSD) to discuss issuing citations in the Commercial areas. This matter is under review with our legal counsel. Once this review is complete, we will begin with Community Education. Ms. Talamantes is working with SSD to coordinate a Community Event.

The District has received two AED's and Staff who has not previously received training are being signed up for it. License Plate Reader cameras are being installed in the Outbound #2 lane/bike lane at the North gate and they are being repaired at the South gate.

Under Agenda Item 6D, Paul Siebensohn, Director of Field Operations, gave a summary of the utility update noting that water plant #1 is offline to allow staff to perform winter maintenance. The CIA Ditch was cleaned by its owners, and they removed the pathway bridge, which was on private property, and not within the purview of the District. The Sodium Hypochlorite Conversion Project is almost complete with some additional telemetry wiring work that needs to be completed.

Below are the Development Updates (developments not listed have had no updates since the last Board Meeting):

The Retreats East & North

The project reports that K Hovnanian Builders is still in due-diligence period and anticipates being closed by June of this year. The project submitted improvement plans on February 19 requesting that they be re-approved and signed off by Coastland Engineering, along with Sac Metro Fire Department and Sacramento

County. Coastland responded that the previous review has expired, signature date of 6/9/17, and needs to be reviewed. District staff has requested past due and additional deposit funding before being able to continue work.

Rancho Murieta North – Development Project

On April 12, Tom, and I, representing RMCS D, Joe Domenichelli our new District engineer, and developers of the Rancho North project, John Sullivan, Cindy Moreno, and their engineer Mike Robertson, met to discuss this development and their other developments. They noted they want their past submittals for water, sewer, and drainage reviewed as soon as possible so they may continue towards submitting their EIR. Initial drainage review was already submitted by Coastland to the project and the project acknowledged this.

The project reports that the Traffic study is now complete, and the Green House Gas study will be completed this week. They are waiting for CSD comments on studies to complete all submittals to the County, however we do not have enough deposit funding currently to continue review. Tom Hennig is requesting additional deposit funding and noted that D&A will be taking over review.

We met internally with Coastland, directors Pohll and Merchant, and new District engineering firm D&A to discuss the status of the project's review. Coastland reported they had reviewed the drainage study and had provided comments back to the project 12/11/2012 with no response received back yet. Sacramento County had also provided a comment letter to the project on 3/16/20. Their reviews of the Water and Sewer studies are not complete as the District had put a hold on the project. Former General Manager Mark Martin had provided a letter to Mr. Sullivan on 2/10/20 noting that the projects review was on hold with the County and therefore on hold with the District. I recently reached out to Sacramento County planning and they noted that this project is still registered as being on hold with them at this time.

MG - Murieta Marketplace

No update.

MG – Legacy Villas & Suites (lot 7)

No update.

The Murieta Gardens I & II – Infrastructure

No update.

MG - Murieta Marketplace

No update. The drainage basin which is a part of this project remains active as a stormwater best management practice for the development site keeping it active.

MG – Lot 9 (Taco Bell)

The project reported that they should be submitting to RMCS D soon. At that point when the project proceeds, we will direct the new owner to submit a project application packet and deposit for review of this project. Last update: The developer reports this project has been approved by CPAC and design review updates have been submitted to Sacramento County. At that point when the project proceeds, we will direct the new owner to submit a project application packet and deposit for review of this project.

MG -Lot 10 (PDF Office)

Paul provided information to the project owner, Paul Frank, that the Civil plans are now approved with signatures pending the project engineer submitting mylars to Coastland Engineering and that Coastland's contract with the District is expiring on April 21st of this year.

MG – Lot 11 (Circle K Convenience/Carwash/Subway)

The project plans are approved, and the project anticipates beginning on April 1, but has not provided any communications confirming this. I have reached out the project owner requesting notification of a start date to be prepared for District inspections related to our services.

Other Development Projects:

Riverview

Coastland submitted comments on the 3rd submittal of the grading plans. Coastland is continuing review of Riverview's three phased plan packages, including Water, Sewer and Storm Drain studies. Below is a status of all three packages that are being processed. Coastland understands that Phase 2 submittal is being prepared, but it has not been submitted for review.

- Phase 1A: Coastland/CSD returned comment letter and redlines to Developer on February 3.
- Phase 1B: Coastland/CSD returned comment letter and redlines to Developer on December 21, 2020.
- Grading: Coastland/CSD returned comment letter and redlines to Developer on February 23.

Murieta Business Park

No update.

Planned Projects:

The Residences of Murieta Hills East

We have met with Bob Keil, the owner/developer of the East portion of this project who is interested in proceeding with it possible very soon. Both maps (PLNP2017-00151, Residences of Murieta Hills West Vesting Tentative Subdivision Map and PLNP2017-00183, Residencies of Murieta Hills East Vesting Tentative Subdivision Map) are currently active with Sacramento County, and were extended on February 27, 2018 by the County Board to allow a 5-year extension from the date of approval. New expiration date for these maps are February 27, 2023. Conditions for both projects can be viewed: <http://www2.agendanet.saccounty.net/BoardOfSupervisors/Meetings/ViewMeeting?id=3572&doctype=1>

7. REVIEW DISTRICT MEETING DATES/TIMES FOR FEBRUARY 2021

Director Maybee informed the Board that the Committee meetings times and dates will change for the month of May, and updates will be posted on the website.

8. CORRESPONDENCE

None.

9. COMMENTS FROM THE PUBLIC

None.

10. REVIEW UTILITY DEPARTMENT'S ANNUAL REPORT

Mr. Siebensohn gave the Board a detailed presentation reviewing Field Operations in 2020. He reviewed the facilities, projects completed, water production, water quality, wastewater, recycled water, drainage, and the amount of electricity used by his department, which included a detailed chart of projected SMUD costs if the District needed to run the 500 HP pumps to fill the reservoirs. He also discussed unfunded mandates.

11. REVIEW FISCAL YEAR 2021-22 PROP 218 QUESTIONS RECEIVED IN PROTEST LETTERS

Tom Hennig began his presentation by informing the audience that this year's rate increase will be one of the higher ones that District has had, due to the need to fund our reserve accounts. We are waiting for the reserve study to be finalized. He continued by reading the common questions we have received so far concerning the Prop 218 Notice. We will update the FAQs on the website when we have more questions.

12. REVIEW SECURITY OPINION POLL TIMELINE

Ms. Talamantes reviewed the history of the Security Department, reminding audience members that Measure J provided funding for the Security Department in 1998, when it was passed by the voters. The cost of security services has outpaced the 2% maximum increase of the special tax. The District is working with True North Consulting, and Ms. Talamantes went over the timeline below:

1. Contract awarded to True North Research February 17, 2021
2. Townhall meeting with the community at the RMCC Ballroom from 6-8 pm mid-May 2021
3. Stakeholder working groups/meetings June 2021
4. Survey questions to be finalized and presented to BOD July 2021
5. Conduct polling activities August/September 2021
6. Present polling results to Finance Committee October/November 2021
7. Presentation to the Board November/December 2021
8. Possible voter referendum in June 2022

Mr. Hennig added that if the poll shows an increase will likely pass, there will be a marketing campaign from December 2021 until June 2022.

13. REPORT ON THE RANCHO MURIETA ASSOCIATION'S STRATEGIC PLANNING AD HOC COMMITTEE

Director Jenco, who is a member of the Ad Hoc Committee, reported that the Committee is working with all groups in the Community.

14. CONSIDER APPROVAL OF CONTRACT WITH REDWOOD PAINTING CO. FOR RESURFACING AND PAINTING EAST AND WEST DISSOLVED AIR FLOTATION (DAF) TANKS

Mr. Siebensohn brought forward the contract with Redwood Painting Co. that had been heard by the Improvements Committee on April 6, 2021. Redwood Painting Co. met the requirements of the bid packet and had the lowest cost. **Motion/ Maybee to approve the contract with Redwood Painting, Co. to resurface and paint the East and West DAF tanks for a cost not to exceed \$99,112. Second/Merchant. Roll Call Vote: Ayes: Maybee, Jenco, Merchant, Butler, Pohll. Noes: None. Absent: None. Abstain: None.**

15. CONSIDER APPROVAL OF REVISIONS TO RANCHO MURIETA COUNTRY CLUB LOAN AGREEMENT FOR RECLAIMED WATER PUMP REPAIR

Director Maybee announced that because three of the Board Members are also members of the Country Club to resolve a potential conflict of interest when this item was originally approved at the January 20, 2021 Board

Meeting, only Directors Jenco, Butler and Merchant would be allowed to speak about and vote on this item. Mr. Hennig continued with a reminder that this agreement is very important because the District needs a place to dispose of its non-potable water, at the Golf Course. The Golf Course asked to change the language of the Agreement to add, "the ability to lease equipment, and maintain and use a bank line of credit as appropriate to operate and maintain its golf courses and related structures and facilities". **Motion/Jenco to approve the language added to the Golf Course Loan Agreement. Second/Butler. Roll Call Vote: Ayes: Jenco, Merchant, Butler. Noes: None. Absent: None. Abstain: None.**

16. DIRECTOR COMMENTS/SUGGESTIONS

Director Pohll would like to continue with the project of scoping the water system at Murieta Village.

Director Merchant mentioned that he had run some numbers in conjunction with the Pipeline article he wrote concerning the rate increase. In 2009, the Prop 218 Notice had a 20.5% increase. The Board at the time was cleaning up from the spill they had in 2006. This was the highest increase we have had. In 2016 there was a 1% decrease. The problem is not in how much we charge, but the systematic way we approach it. Since 2011, the increase equals 3%. He thinks we would be better off if we had a slow and steady increase.

Director Maybee echoed the rest of the Board in their praise of Paul Siebensohn, and the work he has done for the District.

17. ADJOURNMENT

Motion/Maybee to adjourn at 7:36 p.m. Second/Butler. Ayes: Maybee, Jenco, Butler, Merchant, Pohll. Noes: None. Absent: None. Abstain: None.

Respectfully submitted,



Amelia Wilder

District Secretary