



**RANCHO MURIETA COMMUNITY SERVICES DISTRICT  
REGULAR BOARD MEETING**

November 15, 2017

Call to Order and Closed Session 4:00 p.m. / Open Session 5:00 p.m.

**1. CALL TO ORDER/ROLL CALL**

President Mark Pecotich called the Regular Board 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 Mark Pecotich, Morrison Graf, Les Clark, and John Merchant. Director Gerald Pasek was absent. Also, present were Mark Martin, General Manager; Edward R. Crouse, Interim Assistant General Manager; Paul Siebensohn, Director of Field Operations; Eric Thompson, Controller; Jeff Werblun, Acting Security Chief; Suzanne Lindenfeld, District Secretary; and Richard Shanahan, District General Counsel.

**2. ADOPT AGENDA**

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

**3. EMPLOYEE ANNOUNCEMENTS, PROMOTIONS, COMMENDATION, AND KUDDOS**

Mark Martin, General Manager, gave a brief summary of the letter of commendation the District received regarding Security Patrol Officer Hardenburg.

**4. BOARD ADJOURNED TO CLOSED SESSION AT 4:03 P.M. TO DISCUSS THE FOLLOWING ITEMS:**

*Under Government Code 54957.6:* Conference with designated Labor Negotiator Mark Martin, regarding negotiations with the International Union of Operating Engineers, Local 3, AFL-CIO.

*Under Government Code 54957:* Public Employee Performance Evaluation of the General Manager.

**5. BOARD RECONVENED TO OPEN SESSION AT 5:00 P.M. AND REPORTED THE FOLLOWING:**

*Under Government Code 54957.6:* Conference with designated Labor Negotiator Mark Martin, regarding negotiations with the International Union of Operating Engineers, Local 3, AFL-CIO. **Nothing to report.**

*Under Government Code 54957:* Public Employee Performance Evaluation of the General Manager. **Nothing to report.**

**6. COMMENTS FROM THE PUBLIC**

None.

**7. CONSENT CALENDAR**

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

**8. STAFF REPORTS**

Under Agenda Item 8A, President Pecotich stated that the job announcement for Security Chief will be put out again and the Security Department Assessment Draft Report has been reviewed by staff and comments forwarded to the consultants.

Director Clark stated that goals, objectives, or policies have not been developed yet regarding the District becoming involved in the passive recreation use of the Murieta Gardens drainage basin including issues of management and liability.

Under Agenda Item 8B, Director Clark asked about the adjusted net income loss. Eric Thompson stated that some expenses included in the Water Department right now related to the CIA ditch repairs, which will be billed back.

Under Agenda Item 8C, President Pecotich commented on how well Security is doing on email capture, an increase of about 658 emails since implementing the GATEACCESS.NET. Jeff Werblun, Acting Security Chief, stated that he does not have an exact count but the number of emails has increased as the program is getting a lot of use by the residents.

Under Agenda Item 8D, President Pecotich commented on the solar power coming on line. Paul Siebensohn, Director of Field Operations, stated that the wastewater solar facility has been on line and as of November 8, 2017, the water treatment plant solar facility has been on line.

Director Merchant asked for a snapshot of the next SMUD bill to see the savings with the solar facilities in use.

## **9. CORRESPONDENCE**

None.

## **10. CONSIDER APPROVAL OF GEYER/WEST SEWER EASEMENT QUITCLAIM DEED**

Mark Martin, General Manager, gave a brief summary of the concerns raised by Mr. Geyer and Ms. West regarding the circumstances under which they executed this conveyance and now seek "annulment" of the easement. After a series of settlement discussions with Bill Geyer, Naida West, Jennifer West, Jacob Kurtz, Realtor, potential future owners, and John Sullivan, it was agreed to allow the District to quitclaim the 2015 easement with the parties agreeing to negotiate in good faith in the future on a new sewer easement.

**Motion/Graf to adopt Resolution R2017-13 Approving Geyer Sewer Easement Quitclaim. Second/Clark. Roll Call Vote: Ayes: Pecotich, Graf, Clark, Merchant. Noes: None. Absent: Pasek. Abstain: None.**

## **11. CONSIDER REVISED WATER SUPPLY AUGMENTATION FEE AND FACILITIES CAPITAL IMPROVEMENT FEE STUDY UPDATE; INTRODUCE ORDINANCE O2017-02 AMENDING DISTRICT CODE CHAPTER 8, CONCERNING COMMUNITY FACILITIES FEES**

Mark Martin, General Manager, gave a brief overview of the revised Water Supply Augmentation Fee and Facilities Capital Improvement Fee Study and ordinance.

Director Clark commented on the supplemental staff report is just to augment the record from the standpoint of the fact that this ordinance actually does two (2) things: it adopts the fees for Capital Improvement Program and Water Augmentation Fees. In addition, it adopts the strategy, the method and means of supplying supplemental water, from the augmentation wells to the use of a reclaimed water supply.

**Motion/Clark to introduce Ordinance O2017-02 amending District Code Chapter 8, Community Facilities Fees, waive the full reading of the Ordinance and continue to the December 20, 2017 Regular Board Meeting for adoption. Second/Graf. Roll Call Vote: Ayes: Pecotich, Graf, Clark, Merchant. Noes: None. Absent: Pasek. Abstain: None.**

## **12. DISCUSSION AND CONSIDERATION REGARDING ACQUISITION OF RANCHO MURIETA COUNTRY CLUB GOLF COURSE AND OTHER ASSETS AND OPEN SPACE AND TRAILS**

Mark Martin, General Manager, gave a PowerPoint presentation regarding the potential acquisition of golf club and open space. Areas covered included: LAFCo recreation latent power authorization, recreation goals and policies, refining the proposal, open space options, legal questions, financing, financial considerations, the need to develop District Code Chapter 23 regarding public recreation, refining the proposal, what lots/parcels and facilities to be acquired, what are the potential amenities and who will operate/maintain them, and which lots would be subject to assessment, and how to finance the purchase and continued operations and maintenance.

Legal questions include the ability to restrict golf course use to residents only, and effect on the reclaimed water usage agreement if bankruptcy of the Club occurs.

Some of the financial impacts to the District include loss of property tax, loss of security fees, new insurance risk, and reduced spread of facilities financing.

Benefits of acquisition include reduced Country Club expense basis, maintain spray fields, maintain amenity of golf in the community, increase amenities to create a family resort atmosphere, keep watershed to reservoirs natural, reduce development impact, and enhancement of property values.

Director Clark commented on his feeling that this is two (2) separate proposals and should be evaluated separately, the need to consider the full range of effects, staff time, cost to the District, the need to first develop District Code Chapter 23 regarding public recreation, and the need for a maintenance District to be formed.

Director Graf commented on there being several pieces to the project to be looked at which includes water rights, drainage issues, golf operations, financing and a cultural change to the community.

Director Merchant commented on the need to look at the vision and impact of the acquisition going through and not going through, need to develop a plan, create one (1) homeowners association (HOA) instead of multiple HOAs, and the effect to the value of homes if this does not go forward.

Ted Hart thanked Mark Martin, General Manager, for the presentation and stated that the first thing to do should be to see what members want vs. what they are willing to pay for before going forward with the acquisition.

Richard Brandt commented on how important he feels this is to be addressed now, as this may be the last best chance.

President Pecotich commented on the need for the Board to give direction to staff on how to proceed, the need for stakeholders to get together, consider the effect from the different organizations point of view, and have a draft of the wants, goals and objectives written by the next meeting, and set a vision.

**Motion/Pecotich** to set a vision of what we are intending to achieve with this acquisition including goals and objectives, writing them down on paper from not only the District's standpoint but in the context of the other entities involved which means discussion with the landowners and cooperating entities to formulate a plan for

*the entire community. Consider the polling of residents to figure out and understand what we are looking at, what we are thinking about and what they are willing to pay.*

Director Graf suggested inserting "Draft Vision of the Potential Acquisition". President Pecotich agreed.

Director Clark suggested that the request was that we develop a community recreation vision in terms of the goals and objectives.

President Pecotich agreed to insert the word "community".

**Second/Graf. Ayes: Pecotich, Graf, Clark, Merchant. Noes: None. Absent: Pasek. Abstain: None.**

### **13. CONSIDER APPROVAL OF AMENDED PROPOSAL FROM WATCHDOG SURVEILLANCE FOR SOUTH GATE CAMERA UPGRADE**

Mark Martin, General Manger, gave a brief summary of the amended proposal for the South Gate camera upgrade. The original proposal did not include prevailing wage. This approval is for the total amount, including the prevailing wage. The percentage differences in the labor cost increases are due to a sliding scale system for the prevailing wage.

*Motion/Clark to approve the quote from WatchDogs Surveillance for the purchase of the new South Gate camera system with license plate recognition cameras, in an amount not to exceed \$26,233.39 including tax and a ten percent (10%) contingency. Funding to come from Security Replacement Reserves. Second/Graf. Roll Call Vote: Ayes: Pecotich, Graf, Clark, Merchant. Noes: None. Absent: Pasek. Abstain: None.*

### **14. CONSIDER APPROVAL OF PROPOSAL FROM FRITTS FORD FOR REPLACEMENT OF FIELD OPERATIONS TRUCK**

Paul Siebensohn, Director of Field Operations, gave a brief summary of the recommendation to approve the proposal for replacement of a field operations truck.

*Motion/Graf to approve the proposal from Fritts Ford for the purchase of a replacement Field Operations truck, in an amount not to exceed \$39,090.88 including tax and a ten percent (10%) contingency. Funding is to come from Sewer Replacement Reserves, CIP 16-01-2. Second/Merchant. Roll Call Vote: Ayes: Pecotich, Graf, Clark, Merchant. Noes: None. Absent: Pasek. Abstain: None.*

### **15. CONSIDER APPROVAL OF MAIN LIFT SOUTH STORMWATER PUMP REPAIRS**

Paul Siebensohn, Director of Field Operations, gave a brief summary of the recommendation to approve the proposal from Delta Pump Co. for Main Lift South stormwater pumps 2 and 3 repairs.

*Motion/Clark to approve the proposal from Delta Pump Co. for Main Lift South stormwater pumps 2 and 3 repairs in an amount not to exceed \$68,531.10 including tax and a ten percent (10%) contingency. Funding to come from Drainage Reserves. Second/Graf. Roll Call Vote: Ayes: Pecotich, Graf, Clark, Merchant. Noes: None. Absent: Pasek. Abstain: None.*

### **16. CONSIDER APPROVAL OF COSUMNES IRRIGATION ASSOCIATION DITCH QUITCLAIM DEEDS AND EASEMENTS**

Mark Martin, General Manager, gave a brief summary of the recommendation to approve the Cosumnes Irrigation Association ditch quitclaim deeds and easements. The old CIA ditch easements need to be quitclaimed and three (3) new easements dedicated. As part of the overall Murieta Marketplace Development, new parcels and private road rights-of-way are created. The old CIA ditch easement crosses

several property lines and private road(s). Part of the urgency for the need to record and abandon the CIA Ditch easement is that the developer needs to record the quitclaim before they convey ownership (sell) parcel 11.

**Motion/Graf to approve CIA Ditch quitclaims and easements. Second/Clark. Roll Call Vote: Ayes: Pecotich, Graf, Clark, Merchant. Noes: None. Absent: Pasek. Abstain: None.**

#### **17. CONSIDER CONFERENCE/EDUCATION OPPORTUNITIES**

No discussion.

#### **18. REVIEW SEPTEMBER BOARD/COMMITTEE MEETING DATES/TIMES**

No discussion.

#### **19. DIRECTOR COMMENTS AND SUGGESTIONS**

Eric Thompson, Controller, stated he received the draft audit report Sunday night and is currently reviewing the report. The goal is to have the report to the Finance Committee and the Board in December 2017.

Jeff Werblun, Acting Security Chief, stated that all Patrol Officer positions have been filled. There is still one (1) Gate Officer position vacant.

Director Merchant thanked Paul Siebensohn for getting the sewer leak by his house repaired so quickly.

Director Graf gave a brief overview of the Mountain Counties Water Resources Association conference on Sierra Nevada watersheds. They had several speakers, main topic was the Delta, the stressors, and the fixes and what was most surprising is the understanding of the power of the sports fishing industry in terms of waterways.

Director Clark stated he would like to meet with the General Manager regarding issues mentioned on Agenda Item 12 Ordinance O2017-2.

President Pecotich stated that the Greens Park ribbon cutting ceremony would take place on November 21, 2107 at 4:00 p.m., at the Security Committee meeting a very positive comment about Jeff Werblun and the interaction and collaboration we are having with RMA right now. President Pecotich thanked Edward Crouse for all the help he has provided with the transition of general managers. Director Clark agreed.

Mark Martin, General Manager, thanked Edward R. Crouse for all the help he has provided and stated that the staff has been very welcoming and hardworking. He also thanked Coastland Engineers, District Engineers, and Richard Shanahan, District General Counsel, for all their assistance over the last few weeks.

#### **20. ADJOURNMENT**

**Motion/Pecotich to adjourn at 7:12 p.m. Second/Clark. Ayes: Pecotich, Graf, Clark, Merchant. Noes: None. Absent: Pasek. Abstain: None.**

Respectfully submitted,



Suzanne Lindenfeld  
District Secretary