



RANCHO MURIETA COMMUNITY SERVICES DISTRICT

15160 JACKSON ROAD
RANCHO MURIETA, CA 95683
Phone: 916-354-3700
Web: rmcsd.com

Board of Directors

John Merchant, President
Linda Butler, Vice President
Bill Gere, Director
Randy Jenco, Director
Tim Maybee, Director

Staff

Amelia Wilder, Interim General Manager
Cecilia Min, Director of Finance and Administration
Travis Bohannon, Interim Director of Operations
Patrick Enright, District General Counsel
Branden Arino, Admin Security Sergeant
Dyanne Fleet, Interim District Secretary/Clerk of the Board

REGULAR MEETING of the BOARD OF DIRECTORS Wednesday, November 19, 2025

Open Session 5:00 p.m./ Closed Session Following Open Session

AGENDA

1. CALL TO ORDER - Determination of Quorum – President Merchant (Roll Call)

2. PUBLIC COMMENTS

The Public Comments section is for the Board of Directors to receive comments; except for brief questions for clarification, no discussion or action may be taken on any item that is not listed on the agenda.

If you wish to speak during Comments from the Public or would like to comment regarding an item appearing on the meeting agenda, you must complete a public comment card and submit it to the Board Secretary prior to Public Comments or the item you wish to comment on. Speakers presenting individual opinions shall have 3 minutes to speak. Speakers presenting opinions of groups or organizations shall have 5 minutes per group. Each individual will be limited to one (1) comment per item.

3. **Action Item** REVIEW AND ACCEPT THE 2025 DEVELOPMENT IMPACT FEE STUDY REPORT PREPARED BY COASTLAND; INTRODUCTION AND WAIVE READING OF ORDINANCE NO. O2025-05; AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT, REPEALING SECTION 3.0 FEES OF CHAPTER 8 (COMMUNITY FACILITIES FEES CODE) OF THE DISTRICT'S CODE AND REPLACING IN ITS ENTIRETY WITH RESTATED SECTION 3.0 FEES OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT CODE. SCHEDULE A PUBLIC HEARING ON DECEMBER 17, 2025, TO REVIEW AND ADOPT THE REVISED DEVELOPMENT FEE STUDY AND FEE SCHEDULE

4. **CONSENT CALENDAR** *All items in this agenda item will be approved as one motion if they are not excluded from the motion adopting the consent calendar.*

A. Approval of Board Meeting and Committee Meeting Minutes

1. October 15, 2025, Regular Board Meeting Minutes
2. November 4, 2025, Improvements Committee Meeting Minutes
3. November 6, 2025, Communications and Technology Committee Meeting Minutes
4. November 6, 2025, Security Committee Meeting Minutes
5. November 13, 2025, Personnel Committee Meeting Minutes
6. November 13, 2025, Finance Committee Meeting Minutes

B. Bills Paid Listing

- C. Approve Resolution R2025-11 authorizing Amendment to the Agreement with Lumos & Associates to Prepare a Comprehensive Development Impact Fee Study and Develop a Comprehensive Master Development Impact Fee Program for a Not-To-Exceed Amount of \$15,250
- D. Approve Domenichelli & Associates Task Orders RM058, RM059 and RM060
- E. Approve Partial Payment of Shortfall Agreement Fees as noted in the 670 FSA from Residences to Rancho Murieta 205, LLC (RM205)

5. REVIEW DISTRICT MEETING DATES/TIMES DECEMBER 2025

- A. Improvements Committee –December 2, 2025, at 8:00 a.m.
- B. Security Committee – December 4, 2025, at 9:00 a.m.
- C. Communications & Technologies Committee – December 4, 2025, at 10:00 a.m.
- D. Personnel Committee – December 11, 2025, at 9:00 a.m.
- E. Finance Committee Meeting – December 11, 2025, at 10:00 a.m.
- F. Regular Board Meeting –December 17, 2025 - Open Session at 5:00 p.m.

6. CORRESPONDENCE

- A. Email from Janis Eckard

7. STAFF AND COMMITTEE REPORTS (Receive and File)

- A. General Manager Report
- B. Finance and Administration Report
- C. Operations Report
- D. IT Report
- E. Security Report
- F. Security, Communication, and Personnel **Discussion Items**

8. Discussion Item AD HOC COMMITTEE REPORTS

- A. ADMINISTRATIVE OVERSITE/GM HIRING AND JOB DESCRIPTION UPDATE

9. Discussion Item CURRENT LIFT STATION STATUS

Action Items

10. Action Item APPROVE EMERGENCY REPAIR TO LIFT STATION 6B

11. APPROVE RESOLUTION R2025-12 ACCEPTING RIVERVIEW PHASE 2 INFRASTRUCTURE AND APPROVING ONE YEAR WARRANTY BOND

12. Action Item APPROVE RESOLUTION R2025-13 TO PURCHASE SURVEILLANCE HARDWARE AND SYSTEM UPDATES

13. Action Item APPROVE WATER VISION WORKING GROUP MEMBERS

14. Action Item CREATION OF SECURITY WORKING GROUP

15. Action Item DISTRICT'S FUTURE WATER NEEDS

16. Action Item DIRECTOR COMMENTS/SUGGESTIONS

In accordance with Government Code 54954.2(a), directors and staff may make brief announcements or brief reports of their own activities. They may ask questions for clarification, make a referral to staff or take action to have staff place a matter of business on a future agenda.

17. CLOSED SESSION

- A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

1. Significant Exposure to Litigation pursuant to paragraph (2) and (3) of subdivision (d) of Government Code section 54956.9 (One case)

2. CONFERENCE WITH LABOR NEGOTIATOR

Closed Session will be held pursuant to Government Code section 56975.6 to Conduct Labor Negotiations Among:

Agency Negotiator: Board of Directors

Employee Organization: OE3 Union

18.OPEN SESSION/REPORT BACK FROM CLOSED SESSION

19. 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 24 hours prior to a special 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 federal and state laws concerning disabilities, if you are an individual with a disability and you need a disability-related modification or accommodation to participate in this meeting or need assistance to participate in this meeting, please contact the District Office at 916-354-3700 or dfleet@rmcsd.com. Requests must be made as soon as possible.

Note: This agenda is posted pursuant to the provisions of the Government Code commencing at Section 54950. Posting location is the District Office. The date and time of this posting is November 14, 2025, at 4:00 p.m.



COMMUNITY FACILITIES FEES – DEVELOPMENT IMPACT FEES

November 19, 2025

Presented by: ■ Patrick Enright - Richards, Watson & Gershon

Project Background

In 2017, the District adopted the Community Facilities Fees based on the Water Augmentation Fee and Facilities Capital Improvement Fee Study Update dated November 8, 2017 prepared by Coastland. The Fees included:

Water Capital
Improvement
Fee

Sewer Capital
Improvement
Fee

Water Supply
Augmentation
Fee

Drainage
Capital
Improvement
Fee

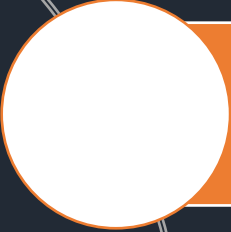
Security
Capital
Improvement
Fee

Project Background

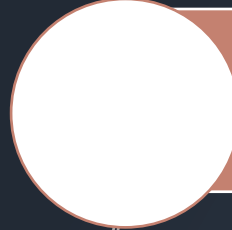
Lumos & Associates has prepared an updated Capital Facilities Fees Study (Development Impact Fee Study)

Board needs to consider the Development Impact Fee Study

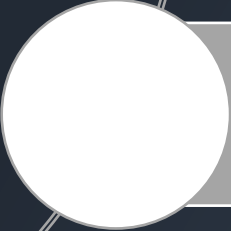
Public Hearing



Need to schedule a Public Hearing to Review and Adopt the Revised Development Fee Study and Fee Schedule



Publications must occur once a week for two successive weeks in a newspaper of general circulation, with at least five days intervening between publication dates



Recommendation to schedule the hearing for the December 17, 2025 meeting. Fees must be adopted by a regular meeting of the Board

Impact Fee Definition

DEVELOPMENT
IMPACT FEE IS
A One-Time Fee

Imposed on a
Development
Project as a
Condition of
Approval

To Pay for
Capital Facilities
Needed to
Serve New
Development

Impact Fee May
Not be Used to
Pay for
Maintenance or
Operations

Legal Framework – U.S. Constitution

- ✓ Supreme court decisions require a “Nexus” to justify impact fees under the “Takings” Clause of the 5th Amendment
- ✓ The Nexus Must Have Three Elements
- ✓ Development Must create a need for facilities funds by the fees
- ✓ Development must receive a benefit from facilities funded by the fees
- ✓ Fees must be proportional to the impact created by the project subject to the fees

Legal Framework – California Law

Under the Mitigation Fee Act, an Agency Enacting Impact Fees Must Make Findings to:

Identify the Purpose of the Fee

Identify the Use of the Fee, and

Show a Reasonable Relationship between:

The use of a fee and the type of project on which the fee is imposed (Benefit)

The need for a facility and the type of project on which the fee is imposed (Need)

The amount of a fee and the facility cost attributable to the project paying the fee (Proportionality)

Definitions



“Local Agency” means a county, city, school district, special district, authority, agency etc.

“Public facilities” include public improvements, public services, and community amenities

“Development project” means any project undertaken for the purpose of development

The Nexus for These Fees

Need: New development in RMCS D service area Increases the need for water capital improvements, sewer capital improvements, water augmentation and security

Benefit: New development in the RMCS D service area benefits from the water, sewer, water augmentation and security capital improvements

Proportionality: The Impact Fee reflects the impact of new development based on additional connections and service population

Reporting Requirements

For a water or sewer fund established, the local agency shall make available to the public within 180 days after the last day of each fiscal year, the following information for that fiscal year:

A description of the charges deposited in the fund

The beginning and ending balance of the fund and the interest earned from investment of moneys in the fund

The amount of charges collected in that fiscal year

Reporting Requirements

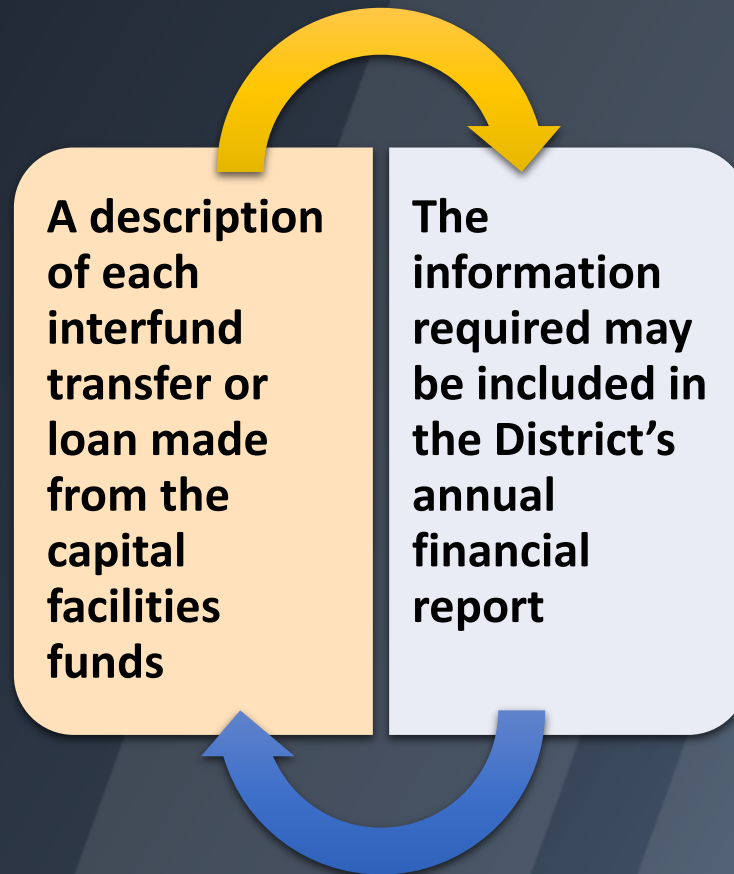
**An
identification
of all of the
following:**

(A) Each public improvement on which charges were expended and the amount of the expenditure for each improvement, including the percentage of the total cost of the public improvement that was funded with those charges if more than one source of funding was used

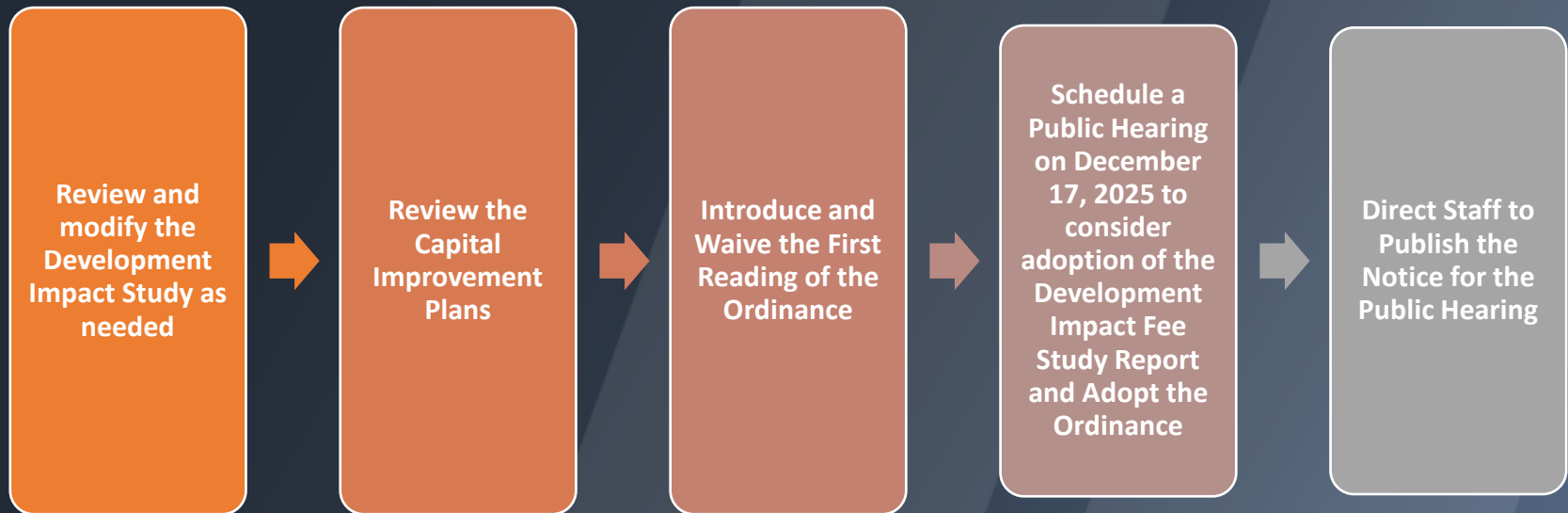
(B) Each public improvement on which charges were expended that was completed during that fiscal year

(C) Each public improvement that is anticipated to be undertaken in the following fiscal year

Reporting Requirements



Next Steps





QUESTIONS?

Patrick Enright
penright@rwglaw.com

RANCHO MURIETA CSD DEVELOPER FEE STUDY REPORT

PREPARED FOR



Rancho Murieta CSD
Community Services District

Rancho Murieta Community Services District
15160 Jackson Road,
Rancho Murieta CA 95683

PREPARED BY



Lumos & Associates, Inc.
3840 El Dorado Hills Blvd., Suite 301
El Dorado Hills, CA 95762
Submitted: November 2025

Revision 1:

JN 11111.000

TABLE OF CONTENTS

1.0	Introduction and Background	1
1.1	Summary of Key Findings and Recommendations	2
2.0	Study Methodology	4
3.0	Data And Assumptions	5
3.1	New Development	5
4.0	Connection Fee Analysis	6
4.1	Connection Fee Cost Basis	6
4.2	Water Meter Installation and Inspection, and Sewer Inspection Cost Basis	7
5.0	Fee Analysis Results	9
5.1	Cash Reserves	10
6.0	Conclusion and Recommendations	17
7.0	References	18

LIST OF FIGURES

Figure 1.1: RMCSD Boundary [1]	2
Figure 5.1: Water Capital Fund Cash Flow	11
Figure 5.2: Water Cash Reserve Projection	11
Figure 5.2: Sewer Capital Fund Cash Flow	13
Figure 5.2: Sewer Capital Fund Cash Reserves	13
Figure 5.2: Drainage Capital Fund Cash Flow	14
Figure 5.2: Drainage Capital Fund Cash Reserves	14
Figure 5.2: Security Capital Fund Cash Flow	15
Figure 5.2: Security Capital Fund Cash Reserves	15
Figure 5.2: Water Augmentation Cash Flow	16
Figure 5.2: Water Augmentation Fund Cash Reserves	16

LIST OF TABLES

Table 1.1 Current and Proposed Capital Improvement Fee Schedule.....	3
Table 3.1: New Development Connections	5
Table 4.1: Water Fund Expansion Projects	6
Table 4.2: Sewer Fund Expansion Projects	7
Table 4.3: Drainage Fund Expansion Projects	7
Table 4.4: Security Fund Expansion Projects.....	7
Table 4.5: Water Augmentation Fund Expansion Projects	7
Table 5.1: Developer Fee.....	9
Table 5.2: Projected 10-Year New Development Connection Schedule	10

LIST OF APPENDICES

Appendix A: Fee Comparison	19
Appendix B: Financing Services Agreement	21

LIST OF ABBREVIATIONS

AWWA	American Water Works Association
CIP	Capital Improvement Plan
FY	Fiscal Year
RMCS D.....	Rancho Murieta Community Services District

1.0 Introduction and Background

Rancho Murieta Community Services District (RMCS D) has retained Lumos and Associates (Lumos) to provide an analysis of new connection fees (also referred to as developer fees) for its Water, Sewer, Drainage, and Security utilities. RMCS D was formed in 1982 and currently serves 2,917 connections in the southeastern part of Sacramento County. Figure 1.1 shows the location and boundary of RMCS D.

A connection fee is a one-time charge assessed to new service connections to recover a fair share of the cost of system capacity and infrastructure. State law authorizes the District to charge new development for capital facilities, conditioned upon the requirement that the charges imposed on new development bear a reasonable and defensible relationship to the needs created by and the benefits accruing to that development. This authority is granted to the District by Government Code Sections 61115, 61123, and 66013 and other laws. RMCS D last reviewed the connection fees in November 2017. Since that time, the capital improvement plan (CIP) has changed.

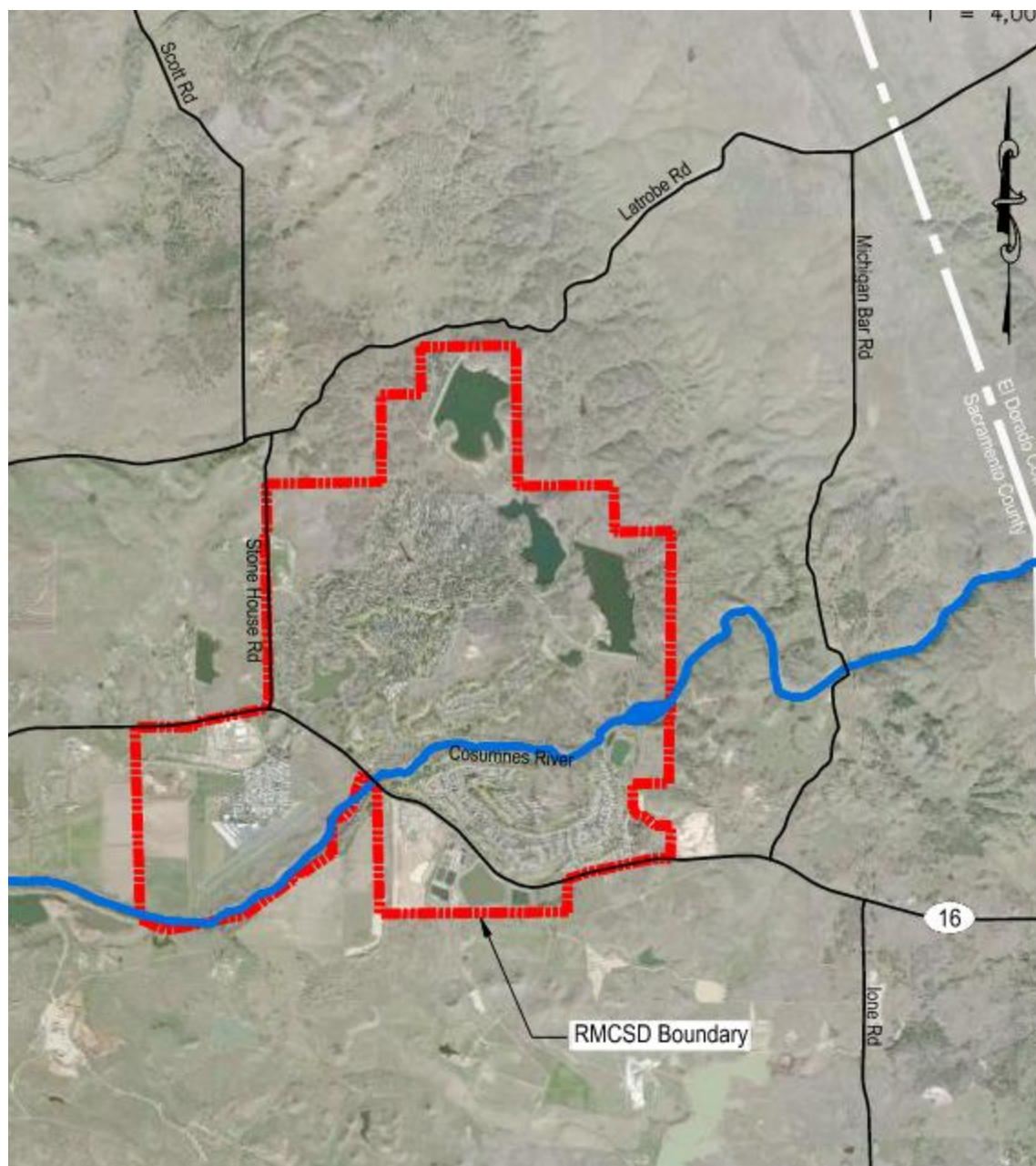


Figure 1.1: RMCS Boundary [1]

1.1 Summary of Key Findings and Recommendations

The findings and recommendations presented in this study were developed in coordination with RMCS staff. This study evaluated a connection fee structure to recover the full cost of capacity in each utility. Table 1.1 provides a condensed summary of the recommended fee structures discussed in Section 4.2. Appendix A provides a comparison of fees from surrounding agencies.

Table 1.1 Current and Proposed Capital Improvement Fee Schedule

* Capital Connection Fee per Equivalent Dwelling Unit (EDU)	Current \$ per EDU	New \$ per EDU	% of Total Fees
Water Capital Improvement Fee ¹	\$ 2,196.80	Alt. 1: \$11,577.18	
		Alt. 2: \$1,174.50	5%
Sewer Capital Improvement Fee	\$ 3,059.01	\$885.91	4%
Drainage Capital Improvement Fee	-	\$966.44	4%
Security Capital Improvement Fee	\$ 83.81	\$10.07	0%
Total Capital Improvement Fee	\$ 5,339.62	\$3,036.91	13%
Water Supply Augmentation Fee	\$ 7,540.23	\$20,436.24	87%
Total Capital Components	\$ 12,879.85	\$23,473.15	100%
Water Meter Installation Fee	\$ 507.90	\$1,635.73	
Water Meter Inspection Fee	\$ 160.62	\$1,987.88	
Sewer Inspection Fee	\$ 160.62	\$1,987.88	
Total	\$ 13,709.00	\$29,084.63	
<p>1 – Two alternatives were developed for the Water Fund. As summarized in Section 5.1, the fund does not have sufficient resources to support the scheduled projects. These alternatives are intended to initiate a discussion between RMCSD and the Board on how to address the infrastructure deficiencies while maintaining long-term fund sustainability.</p>			

2.0 Study Methodology

The successful and sustainable operation of any utility is contingent on sound financial policy and proper utility planning.

The Water and Sewer developer fee study was conducted based on methodologies and principles established by the American Water Works Association (AWWA) in the Manual of Water Supply Practices M1 – Principles of Water Rate, Fees and Charges and Financing and Charges for Wastewater Systems – Manual of Practice No. 27 published by the Water Environment Federation.

The following objectives were used as guiding principles in the preparation of the water and sewer connection fee analysis. According to the AWWA, the objectives for estimating new connection fees are comprised of:

- Determine the future cost to expand the system
- Identify the number of new connections or EDUs
- Calculating the cost of system capacity on a per EDU basis.

According to the AWWA, there are three approaches to estimating new connection fees. The first approach is the “Buy-In” cost methodology. This approach is used when there is existing capacity available for new customers to purchase. The second approach is the “Incremental” cost methodology, which is used when new capacity is needed before new customers can connect to the system. The third approach is the “Hybrid” approach, which is a combination of the previous approaches.

This analysis will use the Incrementation Cost Methodology. All previously constructed projects with excess capacity were fully funded by the new connections that benefit from them. As a result, all existing capacity has already been allocated, and there are no existing projects that new users need to buy into. Appendix B contains the financing and service agreements that document how this capacity was allocated.

Unlike water and wastewater fees, which follow standardized methodologies discussed above, security and drainage fees are governed by the Mitigation Fee Act (Government Code §§ 66000–66025) and rely on a nexus-based impact fee approach rather than connection fees.

Drainage fees and Security fees are justified through a Capital Improvement Plan. In all cases, the fee methodology must demonstrate a clear nexus and proportionality between growth and the capital improvements needed to maintain existing levels of service.

3.0 Data And Assumptions

RMCSO provided the 10-year expansion CIP for the Water, Sewer, Drainage, and Security utilities, which helped to determine the cost basis that future customers will buy into.

3.1 New Development

The EDU count was derived from specific developments that are anticipated to connect that will be served by the expansion projects. Table 3.1 summarizes the sum of EDUs that will connect to the system.

Table 3.1: New Development Connections

Name of Development	Year
Riverview	86
Residences – East	96
Residences – West	98
Village A (Terrace)	160
Village B (River Canyon)	119
Village C (Highlands)	136
Village H (Calero South)	50
Total	745

4.0 Connection Fee Analysis

The developer fee analysis was performed in two phases. The first phase determined the cost-basis for each utility and allocated those costs on an ERU basis. The second phase analyzed system cash flows on an annual basis for a period of 10 years to understand if changes to the CIP were needed to comply with the RMCS D’s financial policies. This section documents the data used for the analysis. Proposed connection fees can be found in Section 5.1.

4.1 Connection Fee Cost Basis

RMCS D provided a 10-year CIP for this study, which contained numerous projects that add capacity for new development. The CIP information included the project type and projected cost estimation. For the connection fee analysis, only the portion of the project that expands the capacity of the system and is driven by growth will be factored into the cost basis. This amount is summarized in Table 4.1 through Table 4.6.

This analysis evaluates two alternatives for the Water Capital Fund. Alternative 1 includes the 1-million-gallon storage tank needed to serve one of the new developments, as well as the valve project required to divert water to that specific development. Because these projects benefit only one of the new developments and not all of them, Alternative 2 was developed to reflect capital projects that would provide shared benefits to all new developments. RMCS D will decide how to proceed after discussions with developers.

86 from Riverview
that will not benefit

Table 4.1: Alternative 1 Water Capital Fund Expansion Projects

Project	Portion of Growth-Related Cost	Year
1 Million Gallon Water Tank	\$7,000,000	2026
WTP Hypo Conversion	\$375,000	2028
Rio Oso Tank Rehab	\$500,000	2028
Valve project at the water plant	\$750,000	2026
Total	\$8,625,000	

Table 4.2: Alternative 2 Water Capital Fund Expansion Projects

Project	Portion of Growth-Related Cost	Year
WTP Hypo Conversion	\$375,000	2028
Rio Oso Tank Rehab	\$500,000	2028
Total	\$875,000	

Table 4.3: Sewer Capital Fund Expansion Projects

Project	Portion of Growth-Related Cost	Year
Main Lift North Upgrade	\$300,000	2027
Vactor Truck	\$85,000	2027
DAF and Filter Rehab	\$100,000	2028
Pond Dredging	\$25,000	2027
Chlorine Contact Chamber Rehab	\$150,000	2028
Total	\$660,000	

Table 4.4: Drainage Capital Fund Expansion Projects

Project	Portion of Growth-Related Cost	Year
Lone Pine Road 5x8 Concrete Culverts	\$720,000	2026

Table 4.5: Security Capital Fund Expansion Projects

Project	Portion of Growth-Related Cost	Year
Cameras	\$7,500	2026

Table 4.6: Water Augmentation Fund Expansion Projects

Project	Portion of Growth-Related Cost	Year
Well Project	\$15,000,000	2026-2029
Water Study	\$225,000	2026
Total	\$15,225,000	

4.2 Water Meter Installation and Inspection, and Sewer Inspection Cost Basis

The cost basis for Water Meter Installation, Water Meter Inspection, and Sewer Inspection was developed using the estimated staff time required to perform each activity multiplied by the applicable hourly labor rate.

Table 4.7: Water Meter Installation and Inspection, and Sewer Inspection Cost Basis

Cost-Basis Summary	Cost Per EDU	Assumptions
Water Meter Cost	\$443	Purchase Price
Water Meter Installation	\$1,193	1.5 hours + Admin Costs
Total Water Meter Installation Fee	\$1,636	
Water Inspection Fee	\$1,988	2.5 hours + Admin Costs
Sewer Inspection Fee	\$1,988	2.5 hours + Admin Costs

5.0 Fee Analysis Results

Table 5.1 summarizes the results of the fees per EDU. As discussed in Section 4.1, the water capital improvement fund has 2 alternatives. The fee for Alternative 1 is higher due to the inclusion of the 1-million-gallon tank and the valve project at the water treatment plant. Alternative 2 was ultimately used for the total fee calculation. Figure 5.2 shows the total fee calculation scaled by the type of development and number of EDUs associated with it.

Table 5.1: Developer Fee

* Capital Connection Fee per Equivalent Dwelling Unit (EDU)	New \$ per EDU	% of Total Fees
Water Capital Improvement Fee	Alt. 1: \$11,577.18	
	Alt. 2: \$1,174.50	5%
Sewer Capital Improvement Fee	\$885.91	4%
Drainage Capital Improvement Fee	\$966.44	4%
Security Capital Improvement Fee	\$10.07	0%
Total Capital Improvement Fee	\$3,036.91	13%
Water Supply Augmentation Fee	\$20,436.24	87%
Total Capital Components	\$23,473.15	100%
Water Meter Installation Fee	\$1,635.73	
Water Meter Inspection Fee	\$1,987.88	
Sewer Inspection Fee	\$1,987.88	
Total	\$29,084.63	

Table 5.2: Developer Fee Schedule

Connection Type	Equivalent Dwelling Unit	New Total Fee
New 4" meter	10	\$ 290,846
Commercial 2" meter	3.2	\$ 93,071
Landscape 1" meter	1	\$ 29,085
Commercial 1" Meter	1	\$ 29,085
Estate lot - 24,000 or more square feet	2.5	\$ 72,712
Estate lot between 12,000 and 24,000 square feet	1	\$ 29,085
Estate lot less than 12,000 square feet	0.9	\$ 26,176
Cottage and circle lots (70' or 90')	0.7	\$ 20,359
Townhouse, half plex, & country club lodge lots	0.5	\$ 14,542

Connection Type	Equivalent Dwelling Unit	New Total Fee
Apartment	0.3	\$ 8,724

5.1 Cash Reserves

A 10-year cash flow forecast was completed for this study. The forecast included projected revenues and expenses. The expenses represent CIP projects associated with capital expansion. The revenues projected are based on the estimated number of connections each year multiplied by the proposed connection fee. The cash flow represents the net positive or negative cash flow that ultimately affects the cash reserves. The sections below speak to the health of the cash reserves fund through the cash flow analysis for each utility. The assumption for the revenue projections is based on the following connection schedule, shown in Table 5.3. It should be noted that this developer schedule was developed in coordination with RMCSD and may be subject to change.

Table 5.3: Projected 10-Year New Development Connection Schedule

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
# New Conn.	125	200	100	19	19	19	19	19	19	19

5.1.1 Water Capital Fund

RMCSD has acknowledged the significant funding challenges in the Water Fund, which begins Fiscal Year (FY) 2024 with only \$106,255 in available cash. The following water alternatives are intended to illustrate the severity of the current financial situation and prompt a discussion with the Board regarding potential solutions. RMCSD and the Board will continue evaluating these issues in greater detail during future meetings.

As shown in Figure 5.1, Alternative 1 proposes \$8.6 million in capital improvements, with most projects scheduled between FY 2026 and FY 2028. Although connection fee revenues are stable through FY 2028, they are expected to decline thereafter and remain low for the rest of the planning period. This creates a mismatch between when funds are required and when revenues are received.

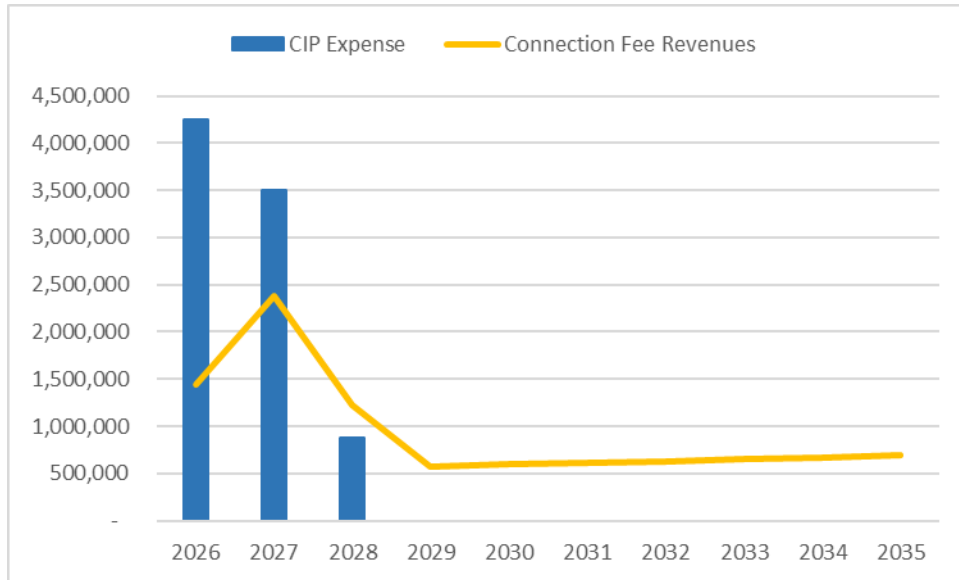


Figure 5.1: Alternative 1 Water Capital Fund Cash Flow

As shown in Figure 5.2 the Water Fund's cash reserves would be fully depleted when attempting to fund the \$8.6 million in projects. This alternative is not financially viable and would place the fund in violation of California Government Code §66013.

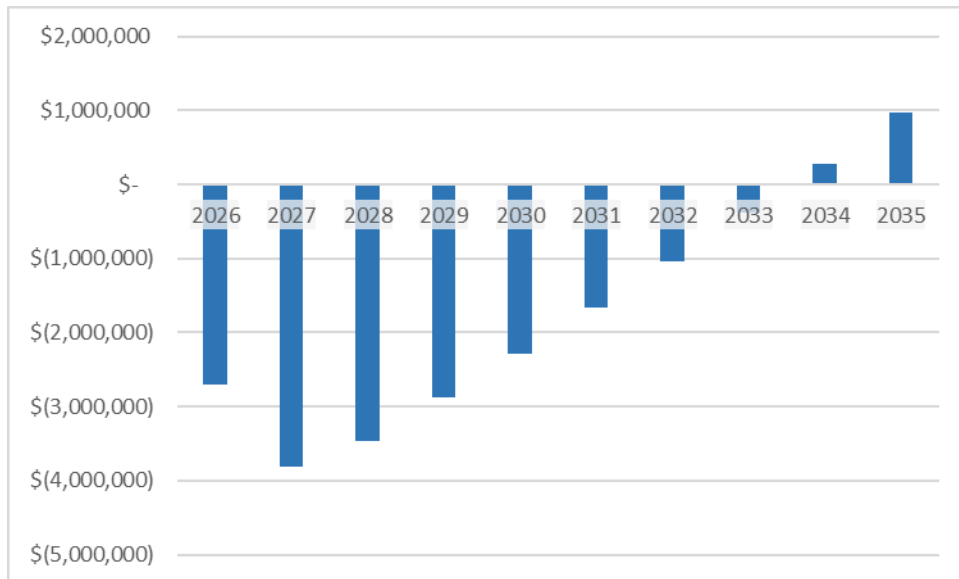


Figure 5.2: Alternative 1 Water Capital Fund Cash Reserve Projection

The Water Capital Fund is responsible for funding \$875 thousand in projects. Although connection fee revenues are stable through FY 2028, they are expected to decline thereafter and remain low for the rest of the planning period. This creates a mismatch between when funds are required and when revenues are received.

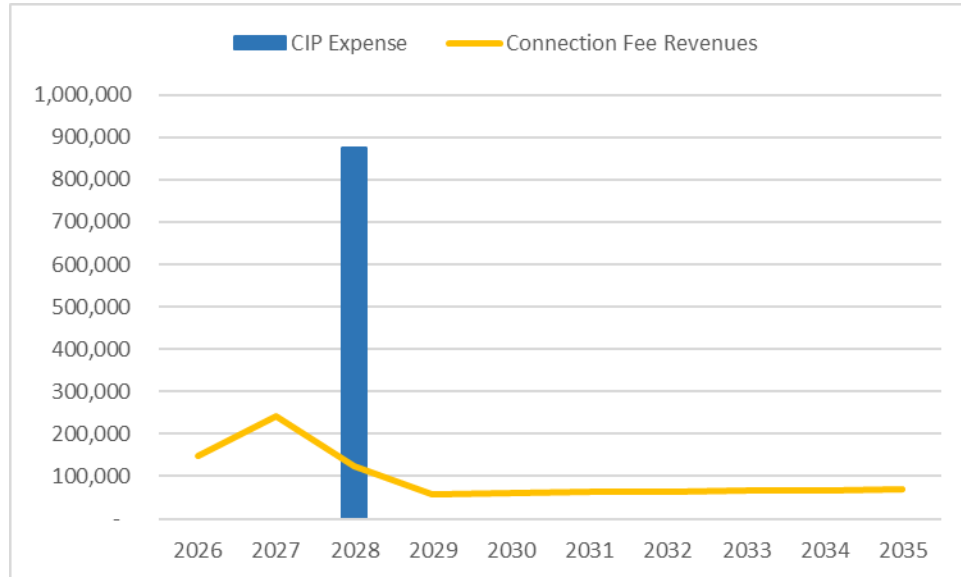


Figure 5.3: Alternative 2 Water Capital Fund Cash Flow

The cash reserve chart shown in Figure 5.4 illustrates that the fund would remain in deficit from 2028 through 2032. This scenario demonstrates that the fee revenues alone are insufficient to support the timing of the planned capital improvements and highlights the need for a solution to maintain fund solvency.

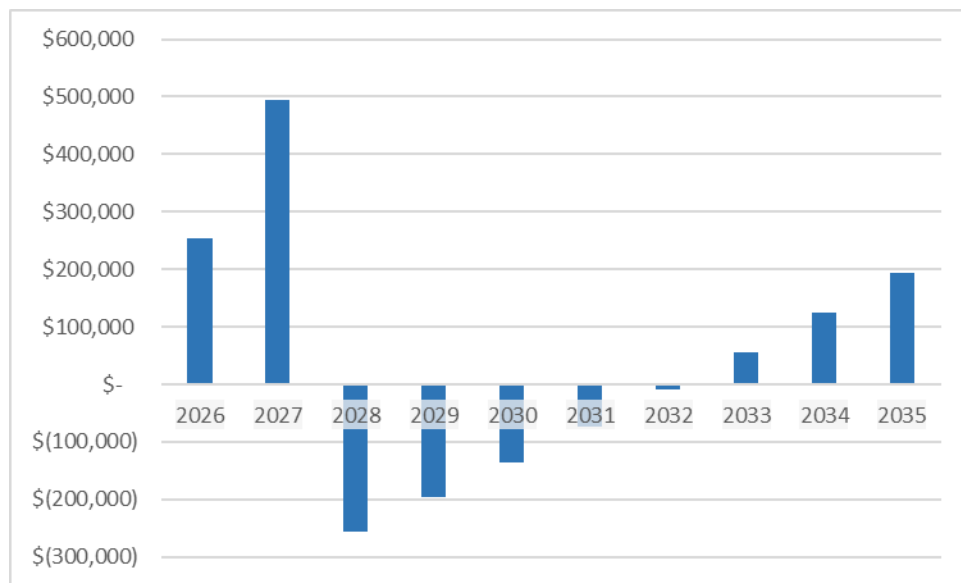


Figure 5.4: Alternative 2 Water Capital Fund Cash Reserve Projection

5.1.2 Sewer Fund

The cash flow analysis in Figure 5.5 shows that growth-related capital improvements are heavily front-loaded, with a total of \$660,000 work of CIP expenditures occurring in FY 2027 and FY 2028, while connection fee revenues materialize more gradually as development occurs over time.

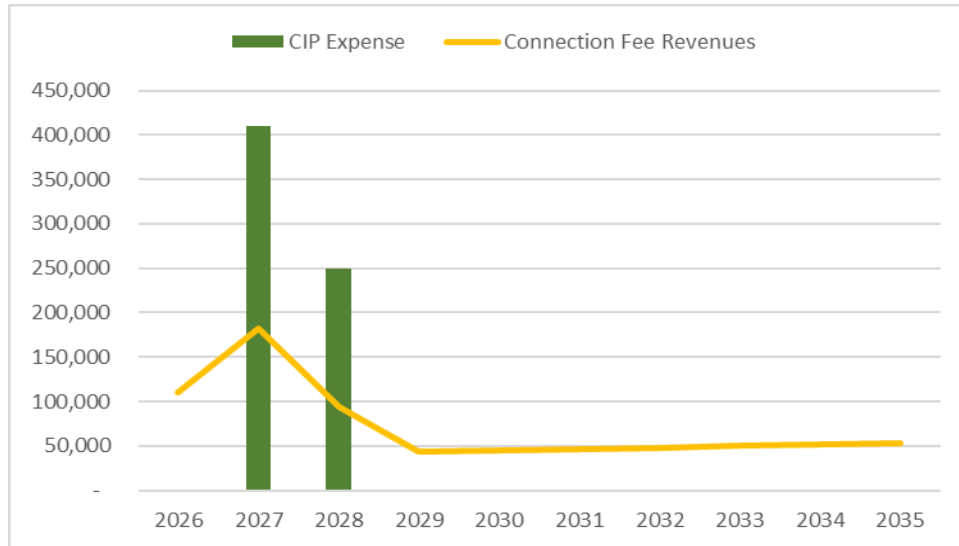


Figure 5.5: Sewer Capital Fund Cash Flow

The reserve and ending balance projections shown in Figure 5.6 indicate that the Sewer Capital Fund can accommodate the temporary cash flow shortfalls associated with the proposed projects, assuming a beginning balance of \$694,165 in FY 2024. Despite these early deficits, the connection fee fund remains solvent throughout the planning period and gradually rebuilds its reserves to a level comparable to the beginning of the study period.

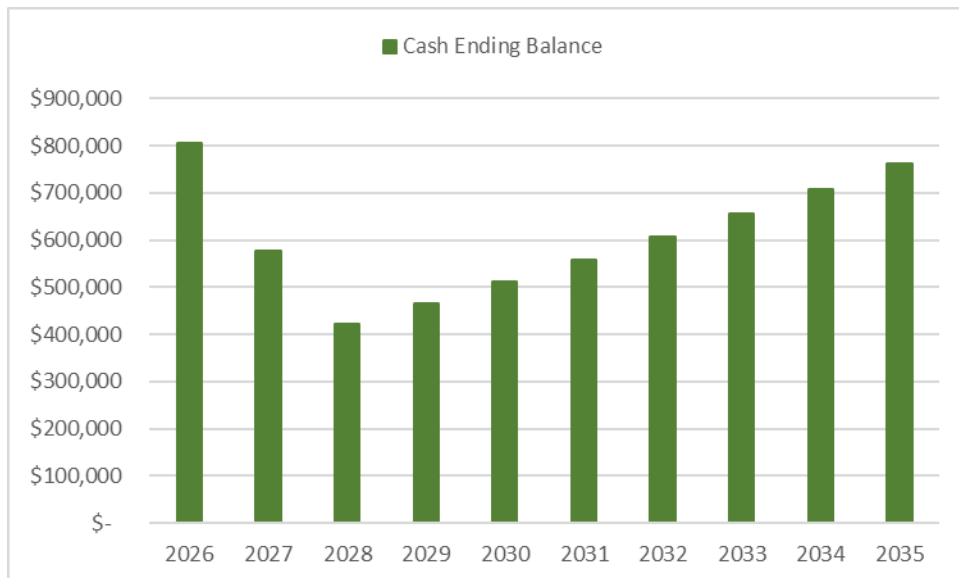


Figure 5.6: Sewer Capital Fund Cash Reserves

5.1.3 Drainage Fund

The cash flow analysis in Figure 5.7 shows that growth-related capital improvements are heavily front-loaded, with \$720 thousand CIP expenditures occurring in FY 2026, while connection fee revenues materialize more gradually as development occurs over time.

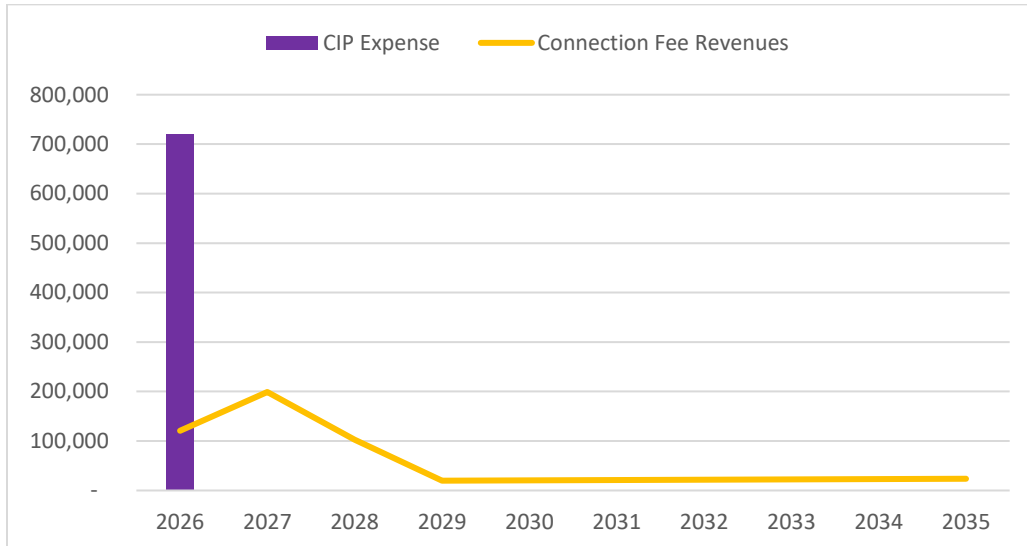


Figure 5.7: Drainage Capital Fund Cash Flow

The reserve and ending balance projections shown in Figure 5.8 demonstrate that the fund can accommodate the temporary shortfall required to finance the proposed project, assuming a beginning cash balance of \$651,044. Despite the cash flow deficit in FY 2026, the connection fee fund remains solvent throughout the planning period and gradually rebuilds to a stable reserve level, supporting long-term financial sustainability and compliance with Government Code requirements.

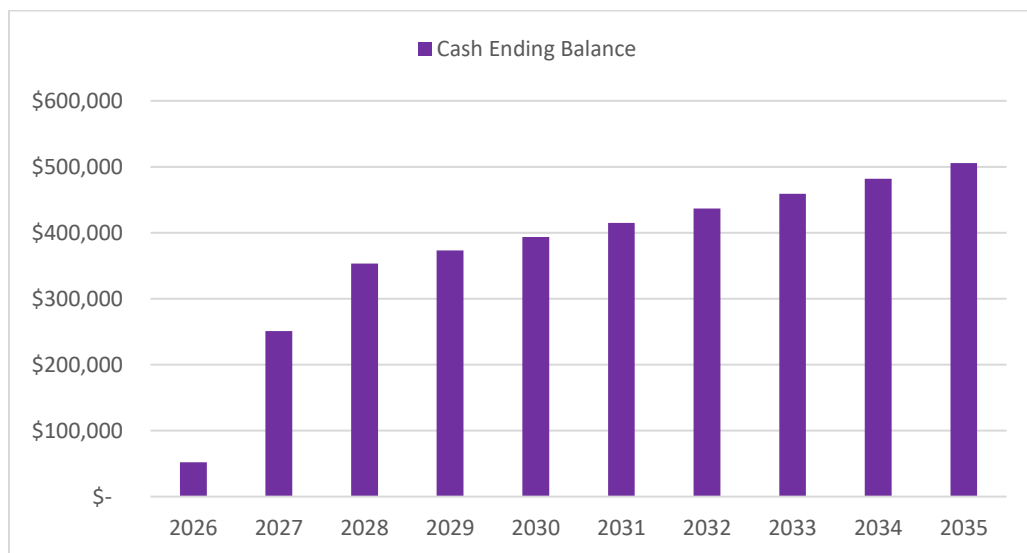


Figure 5.8: Drainage Capital Fund Cash Reserves

5.1.4 Security fund

The cash flow analysis in Figure 5.9 shows that growth-related capital improvements are \$7,500 occurring in FY 2026, while connection fee revenues materialize more gradually as development occurs over time.

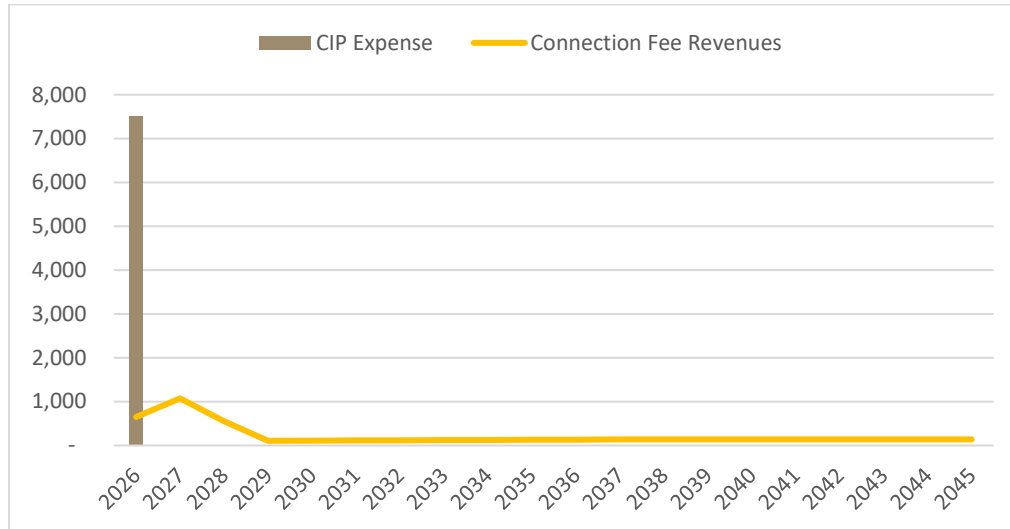


Figure 5.9: Security Capital Fund Cash Flow

The reserve and ending balance projections shown in Figure 5.8 demonstrate that the fund can accommodate the temporary shortfall required to finance the proposed project, assuming a beginning cash balance of \$106,748. Despite the cash flow deficit in FY 2026, the connection fee fund remains solvent throughout the planning period and gradually rebuilds to a stable reserve level, supporting long-term financial sustainability and compliance with Government Code requirements.

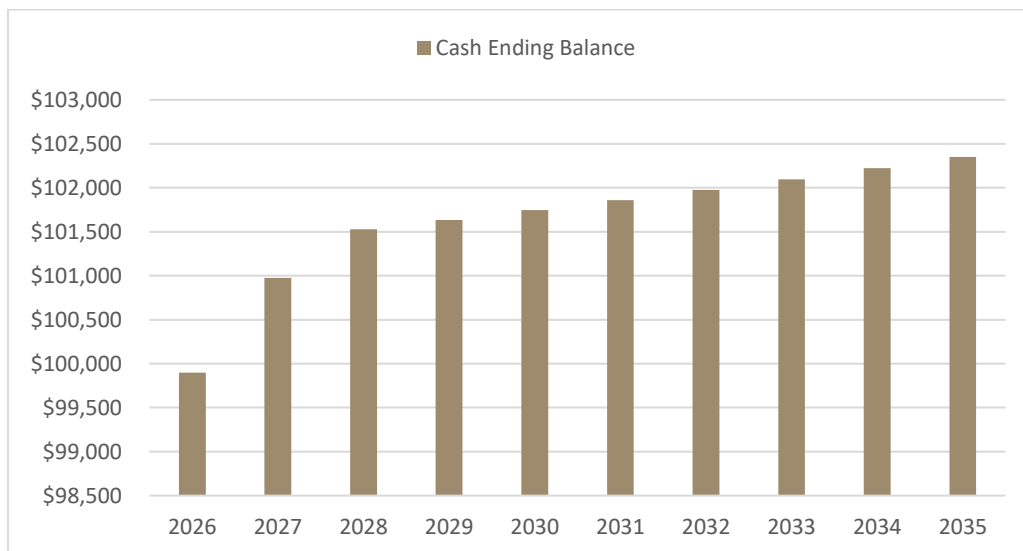


Figure 5.10: Security Capital Fund Cash Reserves

5.1.5 Water Augmentation Fund

The Water Augmentation Fund cash flow results in Figure 5.11 show that capital projects occur in 2026, 2027, 2031, and 2032 for a total of \$15 million in projects.

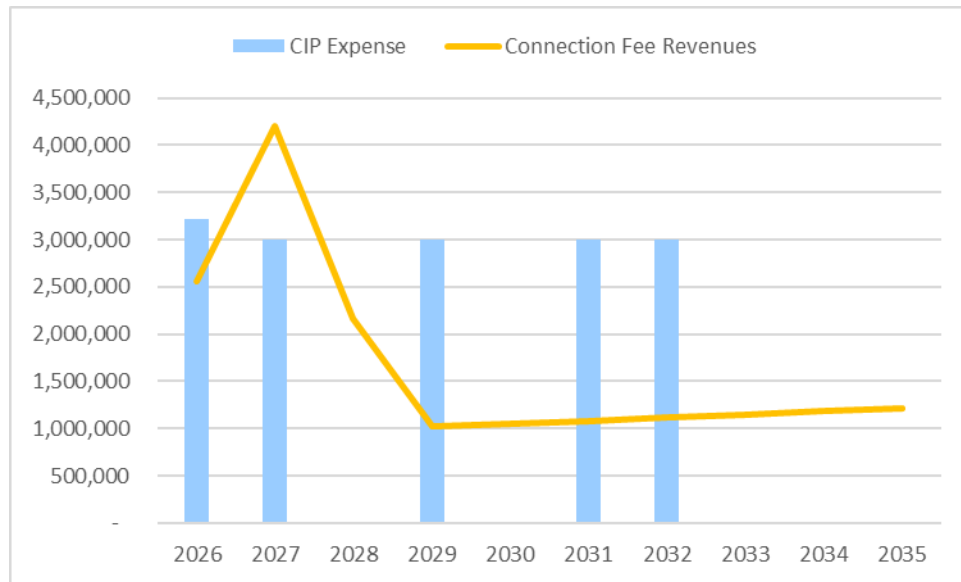


Figure 5.11: Water Augmentation Cash Flow

The ending balance projections in Figure 5.12 show that, even with a front-loaded CIP program, the Water Augmentation Fund maintains a positive cash balance throughout the planning horizon. Reserves decline during years with significant CIP spending but gradually recover as expenditures taper off and fee revenues remain steady. By 2035, the fund returns to a strong reserve level, demonstrating that the financing strategy is sufficient to support the program while maintaining long-term financial stability.

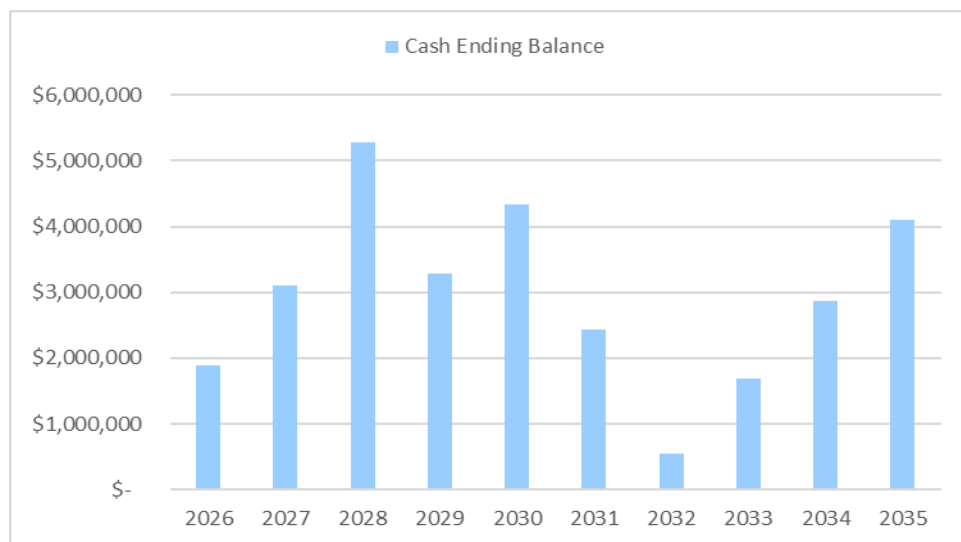


Figure 5.12: Water Augmentation Fund Cash Reserves

6.0 Conclusion and Recommendations

Lumos recommends that RMCS D meet with the Board to discuss options for addressing the reserve deficiencies in the Water Fund. One viable option is a temporary interfund loan. This may be justified because major water capital projects must be constructed before sufficient connection fee revenues are collected. Under Government Code §66013, capacity fees must reflect the reasonable cost of providing capacity and must be used exclusively for capital facilities, while §66006 allows documented loans between funds when they are properly accounted for and fully repaid. Given that CIP costs exceed near-term fee revenues, a formal interfund loan—approved by the Board, bearing interest, and repaid solely from future connection fee revenues—provides a compliant mechanism to bridge the timing gap without creating a subsidy across utilities.

It is also recommended that the Capital Facilities Fee be adjusted annually using the ENR Construction Cost Index, based on either the 20-City Average or the San Francisco index. Additionally, Coastland recommends reviewing the identified projects, equipment, fee methodology, and fee levels every five years to ensure they continue to reflect current costs and district needs. If RMCS D's conditions change or construction costs shift significantly before the next scheduled update, the fee study and ordinance can be amended as needed.

7.0 References

- [1] Coastland, "Water Supply Augmentation Fee and Facilities Capital Improvement Fee Study Update," 2017.
- [2] A. Engineering, "Rancho Murieta Integrated Water Master Plan," 2024.

MEMORANDUM

Date: November 17, 2025

To: Board of Directors

From: Amelia Wilder, Interim General Manager

Subject: Introduction of Ordinance O2025-05 Updating Chapter 8, Community Facilities Fees

RECOMMENDED ACTION

Waive first reading of Ordinance O2025-05, introducing changes to Chapter 8, Community Facilities Fees and schedule a public hearing on December 17, 2025 to review and adopt the revised Development Fee Study.

BACKGROUND

The Community Facilities Fee was established in 2017 and gave detailed information on the assignment of development fees, including the charge for each of the areas that development would pay for, and a mechanism for increasing these fees annually. The mechanism has not kept up with the rising costs of the District providing the infrastructure needed for development, like wells, storage tanks, security cameras, etc. With the addition of new development communities within the District, Staff contracted with Lumos and Associates to conduct a Developer Rate Study. They are here this evening to present their findings. The Board will be asked to weigh in on their findings and recommend any necessary changes.

The rates contained in the Developer Rate Study will be adequate to support future development.

ORDINANCE NO. O2025-05

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT REPEALING CHAPTER 8 (COMMUNITY FACILITIES FEE CODE) OF THE DISTRICT CODE AND REPLACING IN ITS ENTIRETY WITH A RESTATED CHAPTER 8 (COMMUNITIES FACILITY FEES CODE)

The Board of Directors of the Rancho Murieta Community Services District ordains as follows:

THE BOARD OF DIRECTORS OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT DOES ORDAIN AS FOLLOWS:

SECTION 1. Chapter 8, The Community Facilities Fees Code is hereby repealed in its entirety and restated in full to read as follows:

CHAPTER 8 COMMUNITY FACILITIES FEES CODE

SECTION 1.00 - General Provisions

1.01. - Title.

This Chapter shall be known as the “Community Facilities Fee code” or “Community Fee code” and maybe cited as such.

1.02 -Findings.

The Board of Directors, having reviewed and considered the report entitled "Development Impact Fee Calculation and Nexus Report for the Rancho Murieta Community Services District" approved by the Board of Directors on November 19, 2025 (“Nexus Report”) and the “Capital Facilities Plan” referenced therein and approved by the Board of Directors, finds and determines that:

- (1) In order to effectively implement the Capital Facilities Improvement Plan and manage new residential and commercial development, and address impacts caused by such development, certain public facilities must be constructed or acquired, and public equipment must be acquired.
- (2) In order for the city to construct or acquire public facilities and acquire public equipment, it is necessary to require that all new development bear its fair share cost of providing the facilities and equipment reasonably needed to serve that development.
- (3) Capital Facilities Fees ("CFF") are created for that purpose.
- (4) As indicated in the Nexus Report, the CFF do not reflect the entire cost of the public facilities and equipment needed in order to effectively meet the needs created by new development. Additional revenues will be required from other sources. The Board of Directors finds that the benefit to each development project is greater than the amount of the CFF to be paid by that project.
- (5) Payment of the CFF does not necessarily mitigate to a level of insignificance all impacts from new development.
- (6) The public facilities and equipment described in the Nexus Report and Capital Facilities Plan include data compiled from information provided by various city departments based on the anticipated needs of the city due to future development based on the City’s General Plan.

- (7) The CFF collected pursuant to this chapter shall be used toward the construction and acquisition of public facilities and equipment identified in the Nexus Report and Capital Facilities Plan. The need for the public facilities and equipment is related to new residential, commercial, and industrial development because such new development will bring additional people and other uses into the District thus creating an increased demand for the public facilities and equipment.
- (8) The cost estimates set forth in the Nexus Report and the Capital Facilities Plan are reasonable cost estimates for the public facilities and equipment and that portion of the CFF expected to be generated by new development will not exceed the total fair share of these costs.
- (9) Failure to mitigate growth impacts on public facilities and equipment within the District will place residents in a condition perilous to their health, safety and welfare.
- (10) There is a reasonable relationship between the use of the CFF and the type of development projects on which the CFF is imposed because the CFF will be used to construct the public facilities and equipment, and the facilities, and the public facilities and equipment are necessary for the health and welfare of the residential, commercial, and industrial users of the development projects on which the CFF will be levied.
- (11) There is a reasonable relationship between the need for the public facilities and equipment and the type of development project on which the CFF is imposed because it will be necessary for the residential, commercial, and industrial users of the development projects to have access to the public facilities and equipment in order to use, inhabit, and have access to the development projects. New development will benefit from the facilities and equipment to be funded with CFF and the burden of such new development will be mitigated in part by the payment of the CFF.
- (12) This chapter is for the purpose of promoting public health, safety, comfort, and welfare and adopts means which are appropriate to attaining those ends.

1.03. - Authority.

This chapter is established under the authority of Article 11, Section 7 of the California Constitution, Government Code section 61115 and 61123 and Government Code Title 7, Division 1, Chapter 5 of the Government Code beginning with Section 66000 *et seq.*, which provides that a local agency may establish fees for the purpose of defraying all or a portion of the cost of public facilities related to development projects.

1.04. - Purpose.

The provisions of this Chapter shall apply to water service, sewer service, storm drainage service, and all services provided by the Rancho Murieta Community Services District. This chapter serves the following purposes:

- (1) It establishes and sets forth policies, regulations, and fees relating to the funding and installation of the public facilities and equipment necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this chapter.
- (2) In order to provide funding for the logical expansion of the infrastructure needed to provide these essential services to new development, the District currently collect a Water Supply Augmentation fee and a Community Facilities Fee. The District relies upon water rights from the Consumnes River to meet the water demands of the service area. The Board of Directors recognize that existing raw water supplies are inadequate to accommodate buildout of the District's service area and new water supply are needed.

Consequently, a water supply augmentation fee was established to provide a funding mechanism to expand the existing raw water system to meet the build-out demands of the District.

- (3) Senate Bill 610 further provides that the District must provide for an alternative source of water in times of drought by 2027, and requires the District to diversity its water sources from solely relying on the Consumnes River
- (4) In order to fund improvements necessary to provide the essential services to new developments the District adopted and is updating the Capital Facility Fee based on a list of facilities capital projects and capital equipment identified as necessary to accommodate build-out of the service area. the Capital Facility Fee will consist of four separate accounts or fees: water, sewer, drainage and security capital improvement fees.
- (2) It establishes the authorized uses of the CFF collected.

1.05. - Administrative responsibility.

The General Manager shall be responsible for the administration of this chapter. The Board of Directors is authorized to adopt a resolution establishing Administrative procedures for the implementation of this chapter.

SECTION 2.00 Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning or where the meaning is amended by resolution of the Board of Directors:

2.01 - Applicant

Applicant shall mean the owner or the agent of the owner of the property for which District service is requested.

2.02 - Board

Board shall mean the Board of Directors of the Rancho Murieta Community Services District.

2.03 - Capital Facilities Fees, CFF

Capital Facilities Fees (CFF) or fees shall mean the fees imposed pursuant to the provisions of this chapter.

2.04 Capital Facilities Fee Program

Capital Facilities Fee Program shall mean the process of collecting and expending capital facilities fees.

2.05 - Capital Facilities Plan

Capital Facilities Plan shall mean the list of needed public facilities referenced in the Nexus Report and approved by the Board of Directors, and as may be amended from time to time.

2.06 - Customer

Customer shall mean the owner or agent of the owner of the property receiving service.

2.07 - Development project or project

Development project or project means any project undertaken for the purpose of development including the issuance of a permit by the District.

2.08 - District

District shall mean the Rancho Murieta Community Services District.

2.09 - Facilities and equipment

Facilities and equipment shall mean the public facilities and equipment financed by the Capital Facilities Fee program and includes all of the facilities set forth in the Nexus Report and the Capital Facilities Plan and any subsequently revisions thereof approved by resolution of the City Council, including the land and right of way required for the facilities.

2.10- General Manager

General Manager shall mean the person appointed by the Board to the position of General Manager of the Rancho Murieta Community Services District.

2.11 - Nexus Report

Nexus Report means the "Capital Impact Fee Calculation and Nexus Report for the Rancho Murieta Community Services District" and the "Capital Facilities Plan" approved by the Board of Directors on November 19, 2025.

2.12 - Permit

Permit shall mean the District written approval or authorization of an action. A permit may only be issued by the District upon the completion of the appropriate District application form for the action sought, payment of all applicable fees and regulations, as well as local, state and federal laws.

2.13. - Person

Person shall mean any human being, individual, firm, company, partnership, association, private corporation, or other entity.

2.14 - Premises

Premises shall mean a parcel of real estate, including any improvement thereon, which is determined by the District to be a single unit for purposes of receiving, using and paying for service. In making this determination, the District shall take into consideration such factors as whether the unit could reasonably be subdivided and whether the unit is being used for a single enterprise, apartment or dwelling.

2.15 - Revenue or revenues

Revenue or revenues shall mean any funds received by the city pursuant to the provisions of this chapter for the purpose of defraying all or a portion of the cost of the facilities set forth in the capital facilities program report.

SECTION 3.00 - Capital Facilities Fees

In order to assist in providing revenue to acquire or construct the public facilities and equipment set forth in the Nexus Report and to fulfill the purposes of this chapter there is hereby established Capital Facilities Fees be paid for each development project or a portion thereof to be constructed in the District.

3.01 Community Facilities Fees Established

The District approves, adopts, and continues in effect (a) the following Community Facilities Fees as described below and in the Water Supply Augmentation Fee and Facilities Capital Improvement Fee Study Update dated November ____, 2025 ("2025 Fee Report") - Water Capital Improvement Fee, Sewer Capital Improvement Fee, Drainage Capital Improvement Fee, Security Capital Improvement Fee, and Water Supply Augmentation Fee, and (b) a Community Park Fee. The fees in this section shall apply to the construction of any new building or structure in the District that requests District water or sewer service.

3.02 Deposit and Use of Fees

The General Manager or his or her designee shall deposit the Community Facilities Fees revenue in separate capital facilities funds (one for each fee type) and account for each fee in a manner to avoid any commingling with other District moneys or funds (except for inter-fund borrowing). Any interest income earned from the investment of moneys in a fee fund shall be deposited in that fund. The District, by resolution adopted by its Board of Directors, may approve the temporary inter-fund borrowing and investments

among the fee funds and other District funds. The fee funds, and interest earned on the funds, shall be expended solely for: (a) the uses and purposes described in the 2025 Fee Report and appendices; (b) reimbursing the District for a development's fair share of any public facilities described in the 2025 Fee Report that are constructed or provided by the District; (c) reimbursing a developer who previously constructed or provided public facilities of a type described in the 2025 Fee Report and where those public facilities were beyond that needed to serve the needs of the developer's project; or (d) such other use as authorized by resolution of the District Board of Directors.

3.03 Time of Payment

The Community Facilities Fees shall be paid by the applicant at or prior to the time of the District's issuance of a water or sewer permit for service to the premises, or the District's initial provision of service, whichever occurs first. The fees shall be paid at the rate in effect on the day of payment. As explained in section 3.04, the fees for nonresidential uses are calculated based on water meter size. If the owner of a premises with an existing water connection requests the installation of a larger meter to serve expanded or changed use of the premises, then, as a condition of installation of the larger meter, the owner shall pay additional Community Facilities Fees in a sum as calculated based on the fee amount for the new meter size at the then-applicable fees minus the fee amount for the existing (to be replaced) meter size at the then applicable fees.

3.04 Dwelling Unit and Equivalent Dwelling Unit Calculation

- a. The Community Facilities Fees shall be imposed and calculated on an equivalent dwelling unit (EDU) basis. The EDU calculation is explained in Appendix B of the 2027 Fee Report. For residential development, the EDUs shall be determined and applied as follows:

Residential	
Development Type/Size	EDU Calculation
Estate lot > 24,000 square feet	1 lot = 2.5 EDUs
Estate Lot between 12,000 - 24,000 square feet	1 lot = 1 EDU
Estate lot < 12,000 square feet	1 lot = 0.9 EDU
Cottage and circle (70' or 90') lots	1 lot = 0.7 EDU
Townhouse, halfplex, & country club lodge lots	1 lot = 0.5 EDU
Apartment	1 dwelling unit = 0.3 EDU

Each new residential lot will be assigned a development type based on its size and information as shown on the final subdivision map.

- b. For nonresidential development, the EDUs shall be determined and applied as follows based on the water meter size to serve the development or construction project:

Nonresidential	
Water meter size	No. EDUs
1-inch	1 EDU
1.5-inch	2 EDUs
2-inch	3.2 EDUs
3-inch	6.4 EDUs
4-inch	10 EDUs
6-inch	20 EDUs
8-inch	32 EDUs

- c. The District uses a standard of 1 EDU equaling 750 gallons per day of average water usage. For any new development or construction project that falls outside the EDU calculations set forth above, the General Manager shall estimate and determine the appropriate number of EDUs based on this standard and the anticipated water usage of the new project.

- d. If the new development or construction project includes a private fire department water connection ("FDC"), then the EDU calculation for the premises shall be increased by an amount determined in accordance with the following:

FDC Size	Additional EDU
4" Diameter FDC	0.40 EDU/connection
6" Diameter FDC	0.50 EDU/connection
8" Diameter FDC	0.60 EDU/connection

- e. If all or part of the development project is sold prior to payment of the CFF, the property shall continue to be subject to the requirement for payment of the CFF as provided herein.

3.05 Fee Amount

a. The Community Facilities Fees are as follows:

Fee Type	Fee Amount (2025-26)
Water Capital Improvement Fee	\$_____ per EDU
Sewer Capital Improvement Fee	\$_____ per EDU
Drainage Capital Improvement Fee	\$0
Security Capital Improvement Fee	\$_____ per EDU
Water Supply Augmentation Fee	\$_____ per EDU

Commencing January 1, 2027, the amount of the Community Facilities Fees shall be adjusted annually each January 1 based on the previous year's change in the mean index for 20 U.S. cities in the National Engineering News Record Construction Cost Index. The General Manager shall make this adjustment and keep and maintain a current schedule of applicable fees at the District office.

b. A Community Park Fee in the amount of \$_____ per single family or multi-family dwelling unit.

Note: Pursuant to that certain Parks Agreement, dated September 19, 1990, dwelling units designated by Rancho Murieta Association as participants in the Rancho Murieta Association Private Recreation Program will be given a credit in the amount of \$1,213.15. Such dwelling units, as of the effective date of the ordinance first adopting the Community Park Fee, are those located on the following properties:

1. Rancho Murieta Unit 1— except lots A and B
2. Rancho Murieta Unit 1 A
3. Rancho Murieta Unit 2
4. Rancho Murieta Unit 3
5. Rancho Murieta Unit 3 A
6. Rancho Murieta Unit 3 B
7. Rancho Murieta Unit 4
8. Rancho Murieta South Unit 1 A
9. Rancho Murieta South Unit 1 B
10. Rancho Murieta South Unit 2 A
11. Rancho Murieta South Unit 2 B
12. Rancho Murieta South Unit 3
13. Rancho Murieta South Unit 4
14. Rancho Murieta South Proposed Unit 5
15. Rancho Murieta South Proposed Phase II
16. Rancho Murieta South Parcel 3
17. Rancho Murieta South Parcel 4

18.Rancho Murieta South Parcel 5

19.Rancho Murieta South Parcel 6

3.06 Fee Waiver or Reduction

Upon written request filed by a property owner prior to the due date for payment of any Community Facilities Fee, the Board of Directors may approve a fee waiver or reduction if, in the reasonable judgment of the Board as supported by specific findings and evidence, the Board determines that a waiver or reduction is appropriate because (a) the owner will receive insufficient or no benefit from the fee imposed and would therefore be required, if the fee were imposed in full, to pay more than its fair share for the benefit received, (b) imposition of the fee or fee in full would result in a substantial inequity as compared to other similarly situated owners, or (c) imposition of the fee or full fee would be unlawful in the particular circumstances. Findings must be based on written and other evidence substantiating the owner's contention that the fee should be waived or reduced. The owner shall bear the burden of proof to demonstrate that a waiver or reduction is appropriate.

3.07 Supersession of other fees.

The CFF established by this chapter shall supersede and replace those CFF previously established and shall apply to the issuance of any development permit or entitlement made on and after the date that the ordinance from which this chapter is derived takes effect.

3.08. - Exemptions.

The following types of construction shall be exempt from the provisions of this chapter:

- (1) Reconstruction of a residential unit or commercial or industrial building damaged or destroyed by fire or natural causes;
- (2) Rehabilitation or remodeling of an existing residential, commercial, or industrial building and additions to an existing residential unit or commercial or industrial building;

3.09. - Fee administration.

All CFF received pursuant to this chapter shall be deposited, invested, accounted for, and expended in accordance with Government Code Section 66006 and all other applicable provisions of law.

3.10. - Administrative costs.

The costs for administering the provisions of this chapter shall be recovered annually using revenues from the CFF program administration fund subject to approval of the General Manager.

SECTION 2. Severability. If any sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance. The Board of Directors hereby declares that it would have passed this Ordinance and each sentence, clause or phrase thereof irrespective of the fact that any one or more sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

Section 3. The Secretary to the Board of Directors of the Rancho Muurieta Community Services District shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

Section 4. This Ordinance shall take effect on _____.



RANCHO MURIETA COMMUNITY SERVICES DISTRICT REGULAR BOARD MEETING MINUTES

OCTOBER 15, 2025

Closed Session 4:00 p.m./Open Session 5:00 p.m.

1. CALL TO ORDER/ROLL CALL

President Merchant 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 at the District office were Linda Butler, Bill Gere, Randy Jenco, Tim Maybee, and John Merchant. Also present at the District office were Amelia Wilder, Interim General Manager; Cecilia Min, Director of Finance and Administration; Travis Bohannon, Chief Plant Operator; Corey Carskaddon, Utility Supervisor; Branden Arino, Admin Security Supervisor; Patrick Enright, District General Counsel; and Dyanne Fleet, Interim District Secretary/Clerk of the Board.

2. CLOSED SESSION

A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

1. PUBLIC EMPLOYEE DISCIPLINE/DISMISSAL/RELEASE

B. PUBLIC EMPLOYMENT

Title: General Manager

C. PUBLIC EMPLOYEE DISCIPLINE/DISMISSAL/RELEASE

3. OPEN SESSION/REPORT BACK FROM CLOSED SESSION

Director Merchant reported that there was no action reported from the Closed Session.

4. APPROVE RESOLUTION R2025-10 HONORING CORY XAVIER

Ms. Wilder noted Mr. Xavier is receiving a certificate and not a Resolution due to Resolutions are for employees who retire. Ms. Wilder presented Mr. Xavier a Certificate honoring his services to the CSD.

5. PUBLIC COMMENT

Mr. Formanck requested CSD send RMA official notice of services issues.

6. CONSENT CALENDAR

Ms. Wilder reminded the board of adopting the Ordinance 02025-04 Updating Spending Limits in Chapter 4 Purchasing and Bidding. The GM spending limits will be \$5,000.00 on nonapproved items, \$25,000.00 on approved CIP items and no changes made to the emergency spending limits.

Motion/Butler to approve Consent Calendar. Second/Maybee. Roll Call Vote: Ayes: Butler, Gere, Jenco, Merchant, Maybee. Noes: None. Absent: None. Abstain: None.

7. REVIEW DISTRICT MEETING DATES/TIMES NOVEMBER 2025

Ms. Wilder noted the Agenda was not correct for the Special Board Meeting – Security. The meeting is on November 11th at 8:00 a.m.

8. CORRESPONDENCE

Director Merchant acknowledged the correspondence in the packet.

Mr. Maybee, Mr. Enright, and Mr. Merchant discussed legalities regarding Mr. Keil's letter. Mr. Gere requested to continue discussion during Staff Reports.

9. STAFF REPORTS

Complete Staff Reports can be found in the October 15, 2025 Regular board Meeting Packet on the District's website or by clicking [here](#).

Under Agenda Item 9A, Ms. Wilder gave a summary of the General Manager update, including:

- Gaining knowledge of history of Developers
- Safety Building is in process of being removed
- Ballot box in front lobby
- Congratulations to Staff Achievements
- Staff Development
- Filling the reservoirs

Under Agenda Item 9B, Ms. Min gave a summary of the Finance and Administration update, including:

- State of Accounting
 1. FY23-24 Audit
 2. FY24-25 Audit
 3. FY25-26 Audit
- Business Process Improvement
- New Chart of Accounts and Financial Statements
- Update on HR to Go

Ms. Butler and Mr. Gere commented on HR to Go and the importance of implementing procedures accordingly.

Under Agenda Item 9C, Mr. Bohannon gave a summary of the Utility update, including:

- Water Treatment Facility
- October 2025 Drinking Water Production Data
- Current Water Taste and Oder Issue
- Water Consumption
- Raw Water Storage & Delivery
- Utilities Activities
- Sewer
 - Wastewater Facility
- Project Updates
 - Water Treatment Plant #2 Filter Bed Rehab & Wastewater Treatment Plant Sodium Hypochlorite Conversion
 - Plant #1 turned off and will begin annual maintenance
 - SCADA Server Replacement Project
 - Development Updates on Number of Connections
 - CIP Project Tracker
 - October 30, 2025, Reservoir levels

Mr. Merchant, Mr. Gere, and Mr. Bohannon discussed Plant #2 turning it into a pre-treatment plant. Mr. Bohannon will receive pricing for November's Improvements Committee. Mr. Merchant commented on current Reservoir levels he continued with a compliment to Mr. Bohannon and his team, stating they were

doing an excellent job.

Under Agenda Item 11C, Mr. Arino gave a summary of the Security Department update, including:

- Operations Update
- Rancho Murieta Association activity
- RMA Violation Summary
- Gate Entries
- Gate Entries Denied
- Cases by Type
- Incidents of Note

Mr. Merchant requested Mr. Arino meet with RMA regarding more involvement and or more responsibility on RMA's end. Begin a dialogue and negotiation with purchase of new software to include reports. Mr. Arino will continue researching software programs. Mr. Martel commented on the proper calculation of square footage in the commercial buildings for correct billing purposes. Mr. Martel also discussed security tax negotiated in the FSA which is allowed to be used for Security equipment costs however, it cannot be used for personnel costs.

Under Agenda Item 11D, Ms. Wilder reported on the following items:

- New Phone Rollout
- Surveillance Systems Upgrades
- New Desktop and Laptops Rollouts
- Replacement of Inter-Building Network Communication Hardware
- Improvement of communication for web messaging, CodeRED and Pipeline
- Ongoing Projects

10. CONFLICTS AND BIASIS

Patrick Enright provided a PDF presentation on Conflicts and Biases. Applying existing laws to a specific project or applicant in a fair and unbiased way. Discussion from Board members and the Public regarding length of time for the FPPC to rule or receive an opinion regarding the potential moratorium on water hookups and a potential conflict with a current Board Member.

11. RESIDENCES DEVELOPMENT

Ms. Wilder shared a brief explanation on 670 FSA (Financing and Services Agreement). CSD should not have issued Will Serve Letters to developers due to landowners/developers who will need to be reimbursed first. Section G and Section 3.7C was read to give more clarity. Mr. Jenco will create The Water Vision Project to include residents and developers to create tasks by coordinating with WSC and the community for potential exploratory boring sites, recommended sites, verify/facilitate access to recommended sites for study purposes and report to the Board at each monthly meeting. Meeting scheduled with CSD and the Developer for October 20, 2025.

12. APPROVE WATER TREATMENT PLANT CONTROL VALVE AMENDMENT

Motion/Merchant to approve Water Treatment Plant Control Valve Amendment. Second/Butler. Roll Call Vote: Ayes: Butler, Gere, Jenco, Merchant, Maybee. Noes: None. Absent: None. Abstain: None.

13. APPROVAL OF DISTRICT/EQUESTRIAN CENTER OBLIGATION OF STORM DRAIN REPLACEMENT

Mr. Carskaddon discussed three culverts failing in the Channel at Southwest Lone Pine are the responsibility of CSD. Mr. Pearson commented on October 2nd Improvements Meeting that his material was not included in the packet and stated four culverts need to be repaired. There will be further discussion on this subject.

Motion/Merchant to pull this item from agenda for further discussion. Second/Butler. Roll Call Vote: Ayes: Butler, Gere, Jenco, Merchant, Maybee. Noes: None. Absent: None. Abstain: None.

Mr. Enright reviewed the Easement and concluded the District is responsible for the repair of these culverts.

14. APPROVAL OF PURCHASE OF SURVEILLANCE HARDWARE AND SYSTEM UPDATES

Motion/Gere pulled this item from agenda for further discussion. Second/Butler. Roll Call Vote: Ayes: Butler, Gere, Jenco, Merchant, Maybee. Noes: None. Absent: None. Abstain: None.

15. DEFINE PROJECTS LISTED ON FY25-26 CIP LIST

Director Maybee commented on CIP timeline of projects and to prioritize list for remainder of this FY. Mr. Bohannon will have a new CIP timeline ready for the Improvements Committee Meeting on November 4, 2025.

16. DEFINE PARAMETERS OF AD HOC COMMITTEES

- A. Admin Oversight/GM Hiring Process
- B. Water Development

16A. The Ad Hoc Committee will report to the Board every month, beginning November 19th. Mr. Merchant discussed the GM job description which will be added to the Personnel Committee on November 13, 2025. Ms. Min, who shared HR to Go, will help revise the job description once received from the Personnel Committee. Mr. Domenichelli will review water meter permits then forward his recommendation to Improvements Committee for approval. Mr. Maybee shared both committees to bring back specific task with timelines as a report to the Board and requested Ad Hoc Committee reports will follow the Consent Calendar. 16B. Mr. Jenco discussed The Water Vision Project (working group) based on WSC's scope of work. This is a

working group so that the community can be involved in the process of finding water. The Water Vision Project will disband at the end of WSC's work and issuing of the project report. The announcement interviewing new members for this group with a list of tasks will be uploaded to the RMCSD website.

17. DIRECTOR COMMENTS/SUGGESTIONS

Mr. Maybee wants to see more detailed information in the next Board Meeting Agenda. Mr. Merchant gave praise to the Interim GM and all Managers for their hard work at CSD. Ms. Butler stated she wants to see more policy and procedures in place and to implement it on a consistent basis.

18. ADJOURNMENT

The meeting adjourned at 9:49 p.m.

Respectfully submitted,

Dyanne Fleet
Interim District Secretary/Clerk of the Board

MEMORANDUM

Date: November 5, 2025
To: Board of Directors
From: Improvements Committee Staff
Subject: November 4, 2025, Improvements Committee Meeting Minutes

1. CALL TO ORDER

Director Merchant called the meeting to order at 8:00 a.m. Present were Directors Merchant and Jenco. Present from District staff were Travis Bohannon, Chief Plant Operator; Corey Carskaddon, Utility Supervisor; Joe Domenichelli, Domenichelli & Associates; Dyanne Fleet, Interim District Secretary/Clerk of the Board, and Amelia Wilder, Interim General Manager.

2. COMMENTS FROM THE PUBLIC

A community member asked about the Water Vision Group's status. Director Jenco stated the new candidates will be presented to the Board for approval on November 19, 2025.

3. IMPROVEMENTS STAFF REPORT

The following topics were discussed:

- A. Update from Bob Kiel Meeting and Updated Status – Mr. Bohannon stated the meeting was productive and will follow up with Mr. Keil on items discussed.
- B. Storage Tank Placement Options – Mr. Domenichelli reported on tank placements. Directors Jenco and Merchant requested proposals for sites 4 and 4B with an analysis of elevations and rendering to discuss at next Improvements meeting. Mr. Dyer will forward a proposal regarding purchasing land needed for each location.
- C. Equestrian Center Stormwater Channel Repair – The Board agreed to move forward with either a boxcar or modular bridge. Mr. Bohannon and Mr. Domenichelli will present proposals for both including permits and design drawing at next Improvement meeting. Mr. Bohannon to meet with Director of Finance for correct accounting code.
- D. Riverview Warranty Bond – Mr. Domenichelli presented acceptance letter for Phase 2 infrastructure of underground utilities. Ms. Wilder will prepare Resolution R2025-11 for Boards approval November 19, 2025, meeting.
- E. 2026 Conservation Plan to Support New Valve Implementation – Mr. Bohannon and Ms. Wilder will present this topic at the next Improvement meeting on December 2, 2025.
- F. CIP Allocation – Mr. Bohannon discussed changes in priorities for the CIP. He will meet with Director of Finance for correct accounting code.
- G. October 30, 2025, Reservoir Status – Mr. Bohannon provide updates on the status of Calero, Chesbro and Clementia.
- H. WSC Update – Director Jenco will bring to the Board an Action Item to approve members for the Water Vision Working Group. This Committee will work with WSC to determine best areas for water. Mr. Bohannon will set meeting with WSC regarding water updates and meeting new members of the Water Vision Group. This topic will be brought to the Board for discussion Urban Standard and the addition of Sloughhouse Resource Conservation District to the conversation regarding water conservation. Ms. Wilder will a set meeting with Sloughhouse to determine their interest in providing feedback.

4. DIRECTOR AND STAFF COMMENTS

None.

5. ADJOURNMENT

The meeting was adjourned at 10:13 a.m.

MEMORANDUM

Date: November 10, 2025
To: Board of Directors
From: Communication & Technology Committee Staff
Subject: November 6, 2025, Communication & Technology Committee Meeting Minutes

1. CALL TO ORDER

Director Butler called the meeting to order at 9:00 a.m. Present was Director Butler. Present from District staff were Branden Arino, Admin Security Sergeant; Dyanne Fleet, Interim District Secretary/Clerk of the Board, and Amelia Wilder, Interim General Manager.

2. COMMENTS FROM THE PUBLIC

None.

3. UPDATE ON WEBSITE AND SOCIAL MEDIA

Ms. Wilder gave an update on the website and Facebook statistics. Ms. Wilder will begin work with ITS to upgrade CSD's cybersecurity.

4. PIPELINE

a. Getting Readers Attention will be updated to "Board Decisions and Updates".

Director Butler discussed taking decisions and topics from future Board meetings highlighting important decisions and topics to include in the Pipeline.

b. Ideas for Layout and Information

Director Butler would like to have "The Good News" on the front page. She would also like to add a link to the website so that readers can listen to the audio recordings of the Board and Committee meetings. Gate Rules will be put on hold until next Special Board Meeting for Security.

c. "The Good News"

Barcode information is completed, CSD will begin advertising in all communications ie: Pipeline, Facebook and Website. The CSD offices and both Guard Houses have been deep cleaned!

d. Crossword Puzzle –

No discussion

5. LIVING IN HARMONY IN THE COMMUNITY

Ms. Butler led a discussion on living in harmony in Rancho Murieta. She continued with plans to create a letter to the community with a one-page list of rules that residents need to know, how to sign up for CodeRED, plus a magnet with important phone numbers, and the addition of "Welcome" packets.

6. DIRECTOR AND STAFF COMMENTS

Director Butler commented on creating an Outline for December's meeting of all projects to help facilitate a rolling Agenda until completion of said projects. Director Butler discussed three phases of Landscaping the Administration Building of CSD. Ms. Butler is looking to implement Phase 1 begins with Director Butler meeting with Director of Finance to determine how much money will be allocated for each Phase of this project and Phase II will begin by receiving bids for a Landscape company to perform regular monthly maintenance. Ms. Wilder and Ms. Fleet are working on receiving bids.

7. ADJOURNMENT

The meeting was adjourned at 9:36 a.m.

MEMORANDUM

Date: November 10, 2025
To: Board of Directors
From: Security Committee Staff
Subject: November 6, 2025, Security Committee Meeting Minutes

1. CALL TO ORDER

Director Butler called the meeting to order at 10:00 p.m. Present was Director Butler and Director Gere. Present from District staff were Branden Arino, Admin Security Supervisor; Cecilia Min, Director of Finance/Administration; Dyanne Fleet, Interim District Secretary/Clerk of the Board; and Amelia Wilder, Interim General Manager.

2. PUBLIC COMMENT

None.

3. SECURITY REPORT

Mr. Arino reported on the current staffing, schedules, and patrol coverage in the Department. Interviews for vacant positions are ongoing.

4. Training and Gate Codes

Mr. Arino reviewed outdated training manual and requested a simplified updated manual for new officers. Gate codes in process of being updated before being presented to the committee for discussion.

5. Review Security Operations

- a. Security Impact Fees – Cecilia Min, Director of Finance/Administration shared status of audits. Spending has not been entered into system due to ongoing audits being processed. Security Impact Fees will need to be approved by the Board. Action Item: Research past expenses to see which account paid and if they were paid by Impact funds. Ms. Wilder to review the approved CIP budget for Security
- b. Security Budget (\$80,000 potential new income) due to Bar Code Fees charges.
- c. Bar Code Fees – Discussion on charging an Annual Bar Code Fee of \$10.00 per previously registered vehicle and \$25.00 purchase of a barcode. All barcodes that have not been used in a year or more will be turned off and fees will help fund patrol officers for full time employment.
- d. Radio Replacement project funding – ongoing item
- e. Physical Gate Arm Replacement project funding – on hold
- f. Meeting with RMA – topics, attendees. Director Butler requested Mr. Arino schedule monthly Security meetings with RMA and to invite them to CSD's monthly Security Committee meetings. Mr. Arino to extend invitation.

6. Special Board Meeting November 11, 2025, has been cancelled.

7. DIRECTOR AND STAFF COMMENTS

Director Butler requested to create a security working group that will include a task list of items. Once the task list has been completed the working group will terminate. The goal of the working group is to generate a

stream or streams of income for Security and to create a comprehensive plan to strengthen security, how to Observe and Report, to communicate needs to the community, examples of task items, bar codes, cameras and cameras in remote areas including infrared cameras, security equipment updates, charge for special events, and updating manual.

8. ADJOURNMENT

The meeting was adjourned at 11:24 a.m.

MEMORANDUM

Date: November 13, 2025
To: Board of Directors
From: Personnel Committee Staff
Subject: November 13, 2025, Personnel Committee Meeting Minutes

1. CALL TO ORDER

Director Butler called the meeting to order at 9:00 a.m. Present were Directors Butler and Director Merchant. Present from District staff were Travis Bohannon, Interim Director of Operations; Corey Carskaddon, Utilities Supervisor; Amelia Wilder, Interim General Manager and Dyanne Fleet, Interim District Secretary/Clerk of the Board.

2. PUBLIC COMMENTS

None.

3. General Manager Position

The Committee discussed the important role the next General Manager will have. The new GM will carry RMSCD forward with a community presence who will be the voice of the District. Focus on experience in water, sewer and drainage preferred and to protect the district via compliance with applicable laws, licenses and codes. The new GM will be responsible for running an Urban District with a thorough knowledge of working with developers and development in the community.

4. HR to Go Oversight

The Committee discussed the importance of HR to Go who will create a job description, prescreen all candidates and conduct a background and referral check. RMSCD will hire an Executive Search company to work with HR to Go to meet all requirements including salary survey, and to receive legal opinion on the contract.

5. DIRECTOR COMMENTS

The Committee agreed to bring forth the General Manager job description to January 2026 Personnel Committee meeting for approval to include a salary survey.

6. ADJOURNMENT

The meeting was adjourned at 10:18 a.m.

MEMORANDUM

Date: November 17, 2025
To: Board of Directors
From: Finance Committee Staff
Subject: November 13, Finance Committee Meeting Minutes

1. CALL TO ORDER

Director Merchant called the meeting to order at 10:30 a.m. Present were Directors Merchant and Gere. Present from District staff were Cecilia Min, Director of Finance and Administration; Travis Bohannon, Interim Operations Manager; Corey Carskaddon, Utilities Supervisor; Amelia Wilder, Interim General Manager; and Dyanne Fleet Interim District Secretary/Clerk of the Board.

2. PUBLIC COMMENTS

None.

3. AUDIT UPDATE

The committee discussed 2025/2026 Audits, Capitol Improvement Fund, Reserve Fund, Capitol Budgeting for five to ten years.

4. FINANCE REPORT

The committee discussed Restricted Funds and Capital Reserve Collection regarding the standard 2% annual taxes collected on Security Impact and Drainage Fees. Discussion pursued to remove drainage tax and turn back into a fee. Ms. Wilder will research other District drainage policies.

5. DISTRICT OPERATING FUND AND RESERVE FUND POLICY

This item was discussed in #4

6. IMPLEMENTATION AND USE OF SECURITY IMPACT FEES

This item was discussed in #4

7. DIRECTOR COMMENTS

The committee discussed implementing water schedules in January and February to relieve pressure on the valve that pressurizes tanks. The importance of the Water Vision Group is to bring forth a strategic plan by formally identifying key issues including raising water fees.

8. ADJOURNMENT

The meeting was adjourned at 11:36 a.m.

Ranges:	From:	To:	From:	To:
Check Number	First	Last	Check Date	10/1/2025
Vendor ID	First	Last	Checkbook ID	First
Vendor Name	First	Last		Last

Sorted By: Check Number

* Voided Checks

Check Number	Vendor ID	Vendor Check Name	Check Date	Checkbook ID	Audit Trail Code	Amount
002778	ABSDIR	ABS Direct	10/3/2025	BANNER	PMCHK00001921	\$4,207.64
002779	APPBYDES	Applications By Design, Inc.	10/3/2025	BANNER	PMCHK00001921	\$1,260.00
002780	ARNFORAWA	Arnolds For Awards	10/3/2025	BANNER	PMCHK00001921	\$108.71
002781	BELKORP	Belcorp Ag LLC	10/3/2025	BANNER	PMCHK00001921	\$3,073.86
002782	BOR&MAH	Borges & Mahoney	10/3/2025	BANNER	PMCHK00001921	\$592.29
002783	BROMEC	Brower Mechanical, Inc	10/3/2025	BANNER	PMCHK00001921	\$708.10
002784	CALTRON	Caltronics	10/3/2025	BANNER	PMCHK00001921	\$146.07
002785	CALWASREC	California Waste Recovery Syst	10/3/2025	BANNER	PMCHK00001921	\$127,380.45
002786	CHECHEUS	Chemtrade Chemicals US LLC	10/3/2025	BANNER	PMCHK00001921	\$10,964.80
002787	CINTAS	Cintas	10/3/2025	BANNER	PMCHK00001921	\$187.61
002788	COMAIRSER	Compressed Air Services	10/3/2025	BANNER	PMCHK00001921	\$375.00
002789	COUOFSAC	County of Sacramento	10/3/2025	BANNER	PMCHK00001921	\$12,575.50
002790	CRIALSEC	Crime Alert Security	10/3/2025	BANNER	PMCHK00001921	\$120.00
002791	FASTENAL	Fastenal Company	10/3/2025	BANNER	PMCHK00001921	\$10.78
002792	FERWAT	Ferguson Waterworks	10/3/2025	BANNER	PMCHK00001921	\$1,136.42
002793	FOLLAKFOR	Folsom Lake Ford, Inc.	10/3/2025	BANNER	PMCHK00001921	\$916.54
002794	GAL	Galls	10/3/2025	BANNER	PMCHK00001921	\$634.54
002795	GRECOM	Greenfield Communications	10/3/2025	BANNER	PMCHK00001921	\$329.00
002796	HOLOFCAL	Holt of California	10/3/2025	BANNER	PMCHK00001921	\$3,316.94
002797	HRTOGO	HRtoGo, LLC	10/3/2025	BANNER	PMCHK00001921	\$3,350.00
002799	KRAWORINV	Kramer Workplace Investigation	10/3/2025	BANNER	PMCHK00001921	\$38,050.50
002800	LUXCLESER	LUXURY CLEANING SERVICE	10/3/2025	BANNER	PMCHK00001921	\$2,000.00
002801	OPEENGLOC	Operating Engineers Local Unio	10/3/2025	BANNER	PMCHK00001921	\$1,421.65
002802	PACSUPCOR	Pace Supply Corp	10/3/2025	BANNER	PMCHK00001921	\$2,236.53
002803	PROFCPR	Professional CPR	10/3/2025	BANNER	PMCHK00001921	\$1,050.00
002804	RWG	RWG Law	10/3/2025	BANNER	PMCHK00001921	\$17,511.54
002805	SOLLAKMAN	Solitude Lake Management LLC	10/3/2025	BANNER	PMCHK00001921	\$10,542.51
002806	STAOFCAL	State of California	10/3/2025	BANNER	PMCHK00001921	\$96.00
002807	STR	Streamline	10/3/2025	BANNER	PMCHK00001921	\$515.00
002809	TEIAGG	Teichert Aggregates	10/3/2025	BANNER	PMCHK00001921	\$412.45
002810	TESCON	Tesco Controls, Inc.	10/3/2025	BANNER	PMCHK00001921	\$1,564.50
002811	TESLA	TESLA INC	10/3/2025	BANNER	PMCHK00001921	\$9,027.74
002812	THACOM	Thatcher Company	10/3/2025	BANNER	PMCHK00001921	\$1,749.00
002813	TNTINDCON	TNT Industrial Contractors Inc	10/3/2025	BANNER	PMCHK00001921	\$21,207.76
002814	UNDSERALE	Underground Service Alert of N	10/3/2025	BANNER	PMCHK00001921	\$461.56
002815	UNIREN	United Rentals Northwest, Inc.	10/3/2025	BANNER	PMCHK00001921	\$2,544.19
002816	UNISOLUSA	Univar Solutions USA Inc	10/3/2025	BANNER	PMCHK00001921	\$19,647.36
002817	USABLUBOO	USA Blue Book	10/3/2025	BANNER	PMCHK00001921	\$10,140.47
002818	VESTIS	Vestis	10/3/2025	BANNER	PMCHK00001921	\$1,182.39
002820	WTRSCON	Water Systems Consulting, Inc.	10/3/2025	BANNER	PMCHK00001921	\$4,520.00
002821	LUXCLESER	LUXURY CLEANING SERVICE	10/3/2025	BANNER	PMCHK00001922	\$2,000.00
002822	-WILFOW	William Fowler	10/15/2025	BANNER	PMCHK00001923	\$300.18
002823	49ER	49ER WATER	10/15/2025	BANNER	PMCHK00001923	\$500.00
002824	ABSDIR	ABS Direct	10/15/2025	BANNER	PMCHK00001923	\$4,104.68
002825	ACC&ASS	Accounting & Association Softw	10/15/2025	BANNER	PMCHK00001923	\$6,435.00
002826	ARNFORAWA	Arnolds For Awards	10/15/2025	BANNER	PMCHK00001923	\$25.45
002827	CALLABSER	California Laboratory Services	10/15/2025	BANNER	PMCHK00001923	\$7,350.00
002828	CALTRON	Caltronics	10/15/2025	BANNER	PMCHK00001923	\$158.22
002829	CALWASREC	California Waste Recovery Syst	10/15/2025	BANNER	PMCHK00001923	\$127,483.23
002830	CHITITCO	CHICAGO TITLE COMPANY	10/15/2025	BANNER	PMCHK00001923	\$186.18
002831	DOMANDASS	Domenichelli and Associates, I	10/15/2025	BANNER	PMCHK00001923	\$1,658.00
002832	FASTENAL	Fastenal Company	10/15/2025	BANNER	PMCHK00001923	\$243.57
002833	FERWAT	Ferguson Waterworks	10/15/2025	BANNER	PMCHK00001923	\$130.11
002834	FIDTITLE	Fidelity National Title	10/15/2025	BANNER	PMCHK00001923	\$236.45
002835	FIRAMETIT	FIRST AMERICAN TITLE CO	10/15/2025	BANNER	PMCHK00001923	\$86.69
002836	GRECOM	Greenfield Communications	10/15/2025	BANNER	PMCHK00001923	\$308.68

* Voided Checks

Check Number	Vendor ID	Vendor Check Name	Check Date	Checkbook ID	Audit Trail Code	Amount
002837	HASCAPSAN	Hastie's Capitol Sand and Grav	10/15/2025	BANNER	PMCHK00001923	\$777.66
002838	INTTECSOL	Intelligent Technical Solution	10/15/2025	BANNER	PMCHK00001923	\$4,685.92
002839	IRRLODI	Irrigation Resources Lodi LLC	10/15/2025	BANNER	PMCHK00001923	\$1,993.52
002840	JAEFAR	Jaelyn Farris	10/15/2025	BANNER	PMCHK00001923	\$30.90
002841	KRIBITA	Krischan Bitancor	10/15/2025	BANNER	PMCHK00001923	\$7,040.00
002842	LANGRAFEN	Land Graphics Fencing Company	10/15/2025	BANNER	PMCHK00001923	\$3,280.00
002843	LUM&ASS	Lumos & Associates, Inc.	10/15/2025	BANNER	PMCHK00001923	\$1,439.55
002844	MUN	Muniquip,LLC	10/15/2025	BANNER	PMCHK00001923	\$8,054.33
002845	OLDREPTIT	Old Republic Title	10/15/2025	BANNER	PMCHK00001923	\$123.59
002846	PACSUPCOR	Pace Supply Corp	10/15/2025	BANNER	PMCHK00001923	\$7,855.95
002847	PIRPOWINN	Pirtek Power Inn	10/15/2025	BANNER	PMCHK00001923	\$1,341.12
002849	ROBHAL	Robert Half	10/15/2025	BANNER	PMCHK00001923	\$9,210.00
002850	ROTHSTF	Roth Staffing Companies, L.P.	10/15/2025	BANNER	PMCHK00001923	\$6,478.89
002851	TRABOH	Travis Bohannon	10/15/2025	BANNER	PMCHK00001923	\$903.51
002852	WWGRA	Grainger	10/15/2025	BANNER	PMCHK00001923	\$38.92
002853	VEL	Velosio LLC	10/15/2025	BANNER	PMCHK00001923	\$5,181.80
002854	MICBRWN	Michael Brown	10/15/2025	BANNER	PMCHK00001924	\$100.00
002855	ARNFORAWA	Arnolds For Awards	10/31/2025	BANNER	PMCHK00001925	\$25.45
002856	BOR&MAH	Borges & Mahoney	10/31/2025	BANNER	PMCHK00001925	\$1,220.00
002857	CALWATENV	CWEA	10/31/2025	BANNER	PMCHK00001925	\$365.00
002858	CINTAS	Cintas	10/31/2025	BANNER	PMCHK00001925	\$248.46
002859	DOMANDASS	Domenichelli and Associates, I	10/31/2025	BANNER	PMCHK00001925	\$19,956.00
002860	ECOPLASYS	Economic & Planning Systems, I	10/31/2025	BANNER	PMCHK00001925	\$135.00
002861	ECSHOUIND	ECS House Industries, Inc.	10/31/2025	BANNER	PMCHK00001925	\$2,305.04
002862	FAS	Fastsigns	10/31/2025	BANNER	PMCHK00001925	\$332.02
002863	FASTENAL	Fastenal Company	10/31/2025	BANNER	PMCHK00001925	\$599.51
002864	HRTOGO	HRtoGo, LLC	10/31/2025	BANNER	PMCHK00001925	\$3,350.00
002865	HUN&SON	Hunt & Sons, Inc	10/31/2025	BANNER	PMCHK00001925	\$12,758.49
002866	INDELE	Industrial Electrical Company	10/31/2025	BANNER	PMCHK00001925	\$17,065.36
002867	JANIROY	Janis & Roy Reed	10/31/2025	BANNER	PMCHK00001925	\$131.46
002868	LILIRAY	Lilian Ray	10/31/2025	BANNER	PMCHK00001925	\$8.09
002869	LUXCLESER	LUXURY CLEANING SERVICE	10/31/2025	BANNER	PMCHK00001925	\$2,000.00
002870	OLDREPTIT	Old Republic Title	10/31/2025	BANNER	PMCHK00001925	\$645.39
002871	OPEENGLOC	Operating Engineers Local Unio	10/31/2025	BANNER	PMCHK00001925	\$516.96
002872	ROBHAL	Robert Half	10/31/2025	BANNER	PMCHK00001925	\$11,720.00
002873	SOLLAKMAN	Solitude Lake Management LLC	10/31/2025	BANNER	PMCHK00001925	\$2,460.64
002874	VITPERE	Vitaliy Perepelka	10/31/2025	BANNER	PMCHK00001925	\$159.00
002876	WATSUR	Watchdogs Surveillance	10/31/2025	BANNER	PMCHK00001925	\$185.00
002877	WWGRA	Grainger	10/31/2025	BANNER	PMCHK00001925	\$2,091.83

Total Checks: 95

Total Amount of Checks: \$605,296.20

=====

RESOLUTION R2025-11

A RESOLUTION AUTHORIZING THE DISTRICT TO AMEND THE CONTRACT WITH LUMOS AND ASSOCIATES FOR THE CREATION OF A DEVELOPER FEE STUDY, APPROPRIATE FUNDS IN THE AMOUNT OF \$15,250 AND AUTHORIZING THE GENERAL MANAGER TO EXECUTE THE AGREEMENT ON BEHALF OF THE DISTRICT

WHEREAS, The District has identified the need to update developer fees as contained in Chapter 8, Community Facilities Fees; and

WHEREAS, The District was previously in contract with Lumos and Associates for a rough outline of the necessary fees; and

WHEREAS, The District chose to have them update the scope of services to include an in-depth review and update of Developer Fees; and

NOW, THEREFORE, THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT DOES HEREBY RESOLVE AS FOLLOWS:

1. Authorize the General Manager to enter into an amendment to the previously existing Contract with Lumos and Associates.
2. Authorize a transfer of funds in the amount of \$15,250 from:
 - Capital Improvement Reserve – Water - \$5,083
 - Capital Improvement Reserve – Drainage - \$5,083
 - Capital Improvement Reserve – Wastewater - \$5,083For a total project cost of \$15,250 and appropriate funds.
3. The General Manager is authorized to all necessary and appropriate actions to carry out the purpose and intent of this resolution.

PASSED AND ADOPTED this 19th day of November 2025, by the following roll call vote:

Ayes:

Noes: None

Absent:

Abstain: None

John Merchant, President

Rancho Murieta Community Services District

[SEAL]

Dyanne Fleet,

Interim District Secretary/Clerk of the Board



Boise • Carson City • El Dorado Hills • Fallon • Lake Tahoe • Reno • Roseville

Roseville
3200 Douglas Boulevard, Suite 320
Roseville, CA 95661
279.230.8336

LumosInc.com

October 28th, 2025

Via email: name@company.com

Ms. Amelia Wilder
Rancho Murieta Community Services District
15160 Jackson Road
Rancho Murieta, California 95683

***Subject: Project No. 11111.000 – RMCS D Capital Improvement Planning and Water and Sewer Rate Study
Proposal for Additional Professional Engineering Services***

Dear Amelia:

Lumos & Associates, Inc. has been providing professional services to Rancho Murieta Community Services District (RMCS D) on the Capital Improvement Planning and Water and Sewer Rate Study project. Lumos's work was placed on hold in June 2024 to allow time for the District's Integrated Water Master Plan to be developed. During the course of our work, the scope of services has evolved in response to direction received from District staff and in response to staff turnover during 2024. Recently, RMCS D staff has decided to reinitiate efforts on a Developer Fee Study in response to two new developments that are seeking water and sewer connections in the near future. In order to serve these new developments, RMCS D must make system upgrades to provide them with water and sewer service.

Project Understanding

It is our understanding that RMCS D needs to obtain a Developer Fee Study prior to their November 14th Special Board Meeting, which includes water, sewer and drainage fees. We propose the following tasks to assist you with your project:

Project Scope

Task 9 – Expedited Developer Fee Study

To complete the Developer Fee Study, Lumos will correspond with District staff to obtain the necessary information to complete the expedited developer fee study. Lumos will review and validate the information provided by RMCS D, including financial data, capital project lists, and growth projections. Clarifications or supplemental data requests will be coordinated with District staff for accuracy and consistency with the Mitigation Fee Act. Lumos will evaluate and make a recommendation on the appropriate cost allocation method for each utility (e.g., incremental cost or buy-in method) and allocate eligible project costs to new development based on the proportionate share of system capacity used by future connections. Lumos will calculate updated developer fee amounts for water, sewer, storm, and security services. Fee calculations will be expressed on an Equivalent Dwelling Unit (EDU) basis. Lumos will prepare a Developer Fee and Nexus Report that documents the legal and technical basis for each recommended fee in compliance with the Mitigation Fee Act and Government Code § 66001(a)-(b).

Lumos will provide one draft report for District staff review and comment. After receiving comments, Lumos will prepare and submit a final Developer Fee and Nexus Study report for Board consideration and possible adoption. Lumos will assist with two Board meetings, presenting the study results, and explaining the fee methodology to the board and the public.

Assumptions / Exceptions

Lumos has made the following assumptions in preparation of this proposal:

- RMCSO will provide depreciation schedules for existing water, sewer, storm, and security assets.
- RMCSO will provide a list of outstanding debt (if any) related to water, sewer, storm and security expansion projects.
- RMCSO will provide a list of projects to be included in the Developer Fee Study indicating whether each project will be funded through internal reserves or external sources (loans or grants).
- RMCSO will provide a list of new developments and the anticipated EDUs (updates from the 2017 Developer Fee Study).
- The study will assume that no replacement or O&M projects are included in the fee basis (only growth-related projects)
- Inflationary adjustments will be based on the latest ENR Construction Cost Index
- Legal review or adoption resolution preparation will be performed by District staff or counsel
- The study will be performed under an expedited schedule

Fees

The tasks described in the Scope of Work will be completed for the following fees:

Task	Description	Fee
Task 9	Expedited Developer Fee Study	Fixed Fee \$17,750
Task 4	Credit for Developer Fee Study Scope in Previous Task 4	Fixed Fee -\$2,500
Subtotal		\$15,250

If this proposal is acceptable, please execute the attached addendum and return the same to our office. Any additional services requested but not covered by this Scope of Work can be provided by an amendment to this proposal. The attached Standard Provisions of Agreement are a part of this proposal.

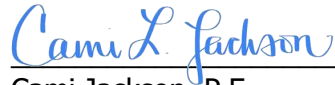
Lumos & Associates, Inc. will send monthly progress billings on this project. The amount of these billings will be based upon the percentage of work completed. The terms are 'Due Upon Receipt' and accounts are past due after 30 days. Accounts over 30 days old will be subject to interest at the rate of 1 ½% per month and such collection action as may be necessary to collect the account. In addition, a "Stop Work Order" may be issued on past due accounts. In this case, no further work will be performed until the account is brought current.

Thank you again for allowing Lumos & Associates to provide you with this proposal. Please do not hesitate to call me if you have questions.

Sincerely,



Jonathan Lesperance, P.E.
Group Manager



Cami Jackson, P.E.
Project Manager

Cc: Kristi Thompson, E.I.
Mara Quiroga, P.E.

ADDENDUM No. 1 TO CONSULTANT AGREEMENT

Extra Work Authorization Form

The consultant agreement dated 8/17/2023 for professional services between LUMOS & ASSOCIATES, INC., and
RMCS D for CIP and Water and Sewer Rate Study
(project name)

is hereby amended as follows:

Addition of Task 9 - Expedited Developer Fee Study
Credit for Developer Fee Study in previous Task 4

COMPENSATION ARRANGEMENT

☐ Time and materials payment per current fee schedule (attached) not to exceed _____

☒ Lump sum payment \$15,250

☐ Other (specify) _____

Backcharge: Yes ☐ No ☒ To Whom: _____

Job No.: 11111.000 Task No./Description: Task 9 - Expedited Developer Fee Study

ORIGINAL CONTRACT AMOUNT: \$159,437

TOTAL PREVIOUS ADDENDUMS: 0

TOTAL THIS ADDENDUM: \$15,250

REVISED CONTRACT AMOUNT: \$174,687

All other terms and conditions remain unchanged.

LUMOS & ASSOCIATES, INC.

CLIENT

PRINT Jonathan Lesperance

PRINT _____

SIGN _____

SIGN _____

TITLE Group Manager

TITLE _____

DATE 11/5/2025

DATE _____

Copies to Client for signature; return one to Lumos & Associates, Inc.

MEMORANDUM

Date: November 17, 2025

To: Board of Directors

From: Amelia Wilder, Interim General Manager

Subject: Approval of Task Orders RM058, RM059, RM060 from Domenichelli and Associates

RECOMMENDED ACTION

Approve of Task Orders RM058, RM059, RM060 from Domenichelli and Associates

BACKGROUND

The District entered into a contract with Domenichelli and Associates October 8, 2024, which allows us to approve task orders as needed. The above mentioned Task Order's are for the following projects:

- RM058 – Equestrian Bridge Crossing Alternatives - \$29,739 – General Fund
- RM059 - Residences East and West Unit 2 – \$31,872 - Engineering Services During Construction – Will be charged to Developer
- RM060 – De La Cruz Pressure Issue Pre Design - \$23,392 – Water Capital Reserve

These projects will be concluded as necessary.



DOMENICHELLI AND ASSOCIATES, INC.

CIVIL ENGINEERING

Amelia Wilder
General Manager
Rancho Murieta Community Services District (RMCSD)
PO Box 1050
Rancho Murieta, CA 95683

November 6, 2025

Subject: Task Order Request for Equestrian Bridge Crossing Alternatives Analysis

Dear Amelia,

Per our Master Services Agreement executed 10-08-24, between Rancho Murieta Community Services District and Domenicelli & Associates Inc, we are requesting authorization to proceed on the following Task Order.

This letter represents our estimated scope and budget for pre-design services for the Equestrian Bridge (Task Order-058). We understand that the District would like to install a new crossing for the Rancho Murieta Equestrian Center. This task order will lead to a final design and construction services task order for the new crossing. D&A will review the following 4 alternatives to replace the failing culverts: 1) Box Culverts 2) Corrugated Metal Pipe (CMP) Culverts 3) Reinforced Concrete Pipe (RCP) Culverts 4) Modular Bridge

The following is a detailed scope of services to complete the project as described above.

Scope of Services:

Task 1 Run Hydraulic Model for Outfall Channel:

- a. ***Run water system model:*** D&A will update and run the current stormwater model to establish the latest water surface profile through the bridge crossing.

Task 2- Research and Analyze Alternative Crossing Improvements:

- a. ***Size new crossing features:*** D&A will size new crossing facilities for passing the 100 year flows.
- b. ***Cost estimates for alternatives:*** D&A will provide preliminary estimates of cost for the various alternatives.
- c. ***Compare alternative crossings and recommend a preferred alternative:*** Based on cost, conveyance capacity, project life, and future maintenance D&A will recommend a preferred alternative.
- d. ***Topographic Survey and Site Layout:*** CenterPoint Engineering will provide a topographic survey and map for the project area for use in preparing exhibits and future design.



DOMENICHELLI AND ASSOCIATES, INC.

CIVIL ENGINEERING

Task 3- Permit and CEQA Analysis:

- Required Permits and CEQA Process:** EN2 Resources will visit the site and conduct a desktop research analysis to determine permits required for the preferred alternative.
- Environmental Requirements Memo:** EN2 will summarize their findings and next steps in a short memo.

Task 4- Refine and Present Preferred Alternative:

- Refine Preferred Alternative:** Based on tasks 2 and 3, D&A will refine site layout and costs for the preferred alternative.
- Present Results to the District:** D&A will present the preferred alternative to the District Improvements Committee and District Board.

Deliverables: 1) Cost comparison tables 2) Presentation for District Improvements Committee and Board Meeting. 3) Environmental Requirements Memo

Project Fees

Rancho Murieta Community Services District							Fee Estimate			
Equestrian Center Crossing Alternatives Analysis							November 6-2025			
Tasks	Labor				Total Hours	Total Labor Costs	Subs	Subs	ODCs	Total
	QA/QC	Project Manager 1	Project Engineer 1	Staff Engineer 1			Survey	Enviro. Consulting	ODCs	Total Fee
	Joe D	Daryl H	Matt D	Elias M			Center Point	EN2		
	\$210	\$198	\$162	\$134						
Task 1: Run Hydraulic Model for Outfall Channel										
1a. Run Water Model	2			15	17	\$2,430				\$2,430
Subtotal Task 1:	2			15	17	\$2,430			\$0	\$2,430
Task 2: Research and Analyze Alternative Crossing Improvements										
2.a Size New Crossing Features	2		2	8	12	\$1,816				\$1,916
2.b Cost Estimates for Alternatives	4	4		16	24	\$3,776				\$3,776
2.c Compare Alternative Crossings	6	8	2	4	20	\$3,704				\$3,704
2.d Topographic Survey and Site Layout		2	2	8	12	\$1,792	\$3,135		\$100	\$5,027
Subtotal Task 2:	12	14	6	36	68	\$11,088	\$3,135		\$100	\$14,423
Task 3: Permit and CEQA Analysis										
3a. Required Permits and CEQA Process	2				2	\$420		\$4,950	\$100	\$5,470
3b. Environmental Requirements Memo	1				1	\$210		\$2,750		\$2,960
Subtotal Task 3:	3				3	\$630		\$7,700	\$100	\$8,430
Task 4: Refine Preferred Alternative										
4a. Refine Preferred Alternative	5			5	10	\$1,720			\$100	\$1,820
4b. Present Results to the District	10			4	14	\$2,636				\$2,636
Subtotal Task 4:	15			9	24	\$4,356			\$100	\$4,456
TOTAL	29	14	6	60	109	\$17,874			\$200	\$29,739

Sincerely,

Joe Domenichelli
Domenichelli & Associates, Inc.

Authorization to Proceed by,

Rancho Murieta CSD

Date



DOMENICHELLI AND ASSOCIATES, INC.

CIVIL ENGINEERING

Amelia Wilder
General Manager
Rancho Murieta Community Services District (RMCS D)
PO Box 1050
Rancho Murieta, CA 95683

November 6, 2025

Subject: Residences East and West Unit 2- Engineering Services During Construction- Task Order RM-059

Dear Amelia,

Per our Master Services Agreement dated 10-08-24, between Rancho Murieta Community Services District and Domenichelli & Associates Inc, we are requesting authorization for a Task Order, RM-059, Residences East and West Unit 2- Engineering Services During Construction (ESDC).

This letter represents our estimated scope and budget to complete ESDC for the Residences East and West Unit 2 Improvements. We have completed review and approval of the Improvement Plans and the project has now moved into the construction phase of work. These services have started with the recent pre-construction meeting.

The following is our scope and fee breakdown to complete Task Order RM-059 for this project:

Scope of Services : Residences East and West Unit 2- ESDC

Task 1 – Construction Coordination and Meetings

D&A will attend regular construction meetings held by the contractor as needed, including the initial pre-construction meeting (assume 4 total meetings). We will also coordinate with the District inspection crew to discuss issues and answer questions as they occur and occasionally conduct Teams meeting as necessary to resolve issues and answer questions (assume 5 coordination calls or Teams meetings) with District inspectors and staff.

Task 2 – Review Materials Submittals

D&A will review contractor submittals for all materials for adherence to District Standards and applicable engineering codes and specifications. Review comments will be issued after District inspection and operations staff provide input or concurrence with D&A's comments.

Task 3 – Respond to Requests for Information (RFIs)

We anticipate occasional request for information from the contractor or developer's engineer during the course of construction regarding how the District standards apply to the work or if the District has any preferences when anticipated changes are necessary (assume 10 RFIs).

Task 4 – Site Visits and Final Inspection

Upon request of the District Inspection team, D&A will visit the site to observe the construction and provide direction related to the construction on behalf of the District (assume 4 site visits). We will also attend a final walk-through inspection with District staff upon substantial completion of the project and provide punch-list items.



DOMENICHELLI AND ASSOCIATES, INC.

CIVIL ENGINEERING

Task 5 – Project Closeout Services

D&A will assist the District with closeout documentation required for final approval and acceptance of the new facilities to be taken over by the District.

Project Fees

The following are fees for executing the above Scope of Services.

Rancho Murieta Community Services District Residences East and West Unit 2 ESDC				Fee Estimate 11/6/2024	
Tasks	Labor			Total Hours	Total Fee
	QA/QC	Project Engineer 1			
	Joe Domenichelli	Matt Domenichelli			
	\$210	\$162			
Task 1. Construction Coordination & Meetings					
1.1 Meetings and Conference Calls	20	18	38	\$	7,116
Subtotal Task 1:	20	18	38	\$	7,116
Task 2. Review Materials Submittals					
2.1 Submittal Review and Comment Responses	8	16	24	\$	4,272
Subtotal Task 2:	8	16	24	\$	4,272
Task 3. Request for Information					
3.1 Respond to Requests for Information (RFIs)	16	24	40	\$	7,248
Subtotal Task 3:	16	24	40	\$	7,248
Task 4. Site Visits & Final Inspection					
4.1 Site Visits	12	16	28	\$	5,112
4.2 Final Inspection & Punch-list	6	16	22	\$	3,852
Subtotal Task 4:	18	32	50	\$	8,964
Task 5. Closeout Services					
5.1 Assist with Final Closeout Documentation	8	16	24	\$	4,272
Subtotal Task 5:	8	16	24	\$	4,272
TOTAL	70	106	176	\$	31,872

Please give me a call if you have any questions.

Sincerely,

Joe Domenichelli
Domenichelli & Associates, Inc.

Authorization to Proceed

Rancho Murieta CSD



DOMENICHELLI AND ASSOCIATES, INC.

CIVIL ENGINEERING

Amelia Wilder
General Manager
Rancho Murieta Community Services District (RMCSD)
PO Box 1050
Rancho Murieta, CA 95683

November 6, 2025

Subject: Task Order Request for De La Cruz Pressure Issue Pre-Design- RM-060

Dear Amelia,

Per our Master Services Agreement executed 10-08-24, between Rancho Murieta Community Services District and Domenichelli & Associates Inc, we are requesting authorization to proceed on the following Task Order.

This letter represents our estimated scope and budget for design services for the De La Cruz Pressure Issue and Pre-Design (Task Order-060). We understand that the District would like to increase pressure at the eastern extends of De La Cruz Drive. Two alternatives are being considered to accomplish this goal while providing adequate domestic and fire flows to the area. The alternatives are:

- A new pipeline connection from the pressure zone with associated pressure reducing stations
- A domestic flow booster station from the existing gravity zone pipeline, with a fire flow connection from the existing Van Vleck gravity flow pipeline

The following is a detailed scope of services to complete the project as described above.

Scope of Services:

Task 1 Run Hydraulic Model for Alternatives

- a. **Run Water System Model:** D&A will update and run the current water system model using the max day plus fire flow for the upper reach of De La Cruz. Model runs with and without a new pressure zone pipeline will be performed and pipelines will be sized. Also, model runs with a new lower zone booster pump will be provided.

Task 2- Alternatives Comparison Analysis

- a. **Pressure Zone Pipeline Alternative:** D&A will determine the pipeline alignment, property acquisition requirements, and determine the pressure reducing valves required for the proposed pressure zone pipeline. Preliminary opinions of construction costs will be estimated for this alternative.



DOMENICHELLI AND ASSOCIATES, INC.

CIVIL ENGINEERING

- b. **Booster Pump Station Alternative:** D&A will size new pumps, pipes, bladder tank and valves for the booster pump alternative. Any property acquisition required will also be determined. A PRV station for fire flow from the gravity system will also be located and sized. Preliminary opinions of construction costs will be estimated for this alternative.

Task 3- Recommend a Preferred Alternative

- a. **Technical Memo:** D&A will prepare a short Technical Memorandum to summarize the findings from Tasks 2 & 3 and to recommend a preferred alternative.
- b. **Present Final Results to the District:** D&A will present the preferred alternative to the District Improvements Committee and Board.

Deliverables: 1) Technical Memorandum of Findings 2) Presentation for District Improvements Committee.

Project Fees

Rancho Murieta Community Services District De La Cruz Pressure Issue and Pre-Design							Fee Estimate November 6-2025	
Tasks	Labor						ODCs	Total
	QA/QC	Project Manager 1	Project Engineer 1	Staff Engineer 1	Total Hours	Total Labor Costs	ODCs	Total Fee
	Joe D	Daryl H	Matt D Mike J	Ryan L Elias M				
Task 1: Run Hydraulic Model	\$210	\$198	\$162	\$134				
1a. Run Water Model	2		16		18	\$3,012		\$3,012
Subtotal Task 1:	2	0	16	0	18	\$3,012	\$0	\$3,012
Task 2: Alternatives Comparison Analysis								
2.a Pressure Zone Pipeline Alternative	6	4	2	24	36	\$5,592	\$100	\$5,692
2.b Booster Pump Station Alternative	6	4	6	32	48	\$7,312	\$100	\$7,412
Subtotal Task 2:	12	8	8	56	84	\$12,904	\$200	\$13,104
Task 3: Recommend a Preferred Alternative								
3a. Technical Memo	6	4	4	16	30	\$4,844	\$100	\$4,944
3b. Present Final Results to the District	6		0	8	14	\$2,332		\$2,332
Subtotal Task 2:	12	4	4	24	44	\$7,176	\$100	\$7,276
TOTAL	26	12	28	80	146	\$23,092	\$300	\$23,392

Please give me a call if you have any questions.

Sincerely,

Joe Domenichelli
Domenichelli & Associates, Inc.

Authorization to Proceed by,

Rancho Murieta CSD

Date

STAFF REPORT

TO: HONORABLE MEMBERS OF THE BOARD OF DIRECTORS
RANCHO MURIETA COMMUNITY SERVICES DISTRICT

FROM: Patrick Enright, District Counsel

MEETING DATE: November 19, 2025

SUBJECT: Consideration and Approval of Partial Payment of \$5,900 Fees
from Residences to Rancho Murieta 205, LLC (RM205)

RECOMMENDATION:

Approve Partial Payment of \$5,900 Fees per the 670 Financing and Services Agreement to RM205

BACKGROUND:

In 2014, the Rancho Murieta Community Services District entered into a Financing and Services Agreement with owners of Residents East, Residences West, Retreats, Lakeview, and Riverview (commonly referred to as the "670 FSA"). Section 3.7 of the 670 FSA provides as follows:

"(C) The amount of Five Thousand Nine Hundred Dollars (\$5,900) per EDU will be paid to District, to satisfy obligations of each Landowner's Property as a "Benefitting Property" pursuant to the Shortfall Agreement.¹ Any Landowner's Property shall be deemed to have paid all amounts due pursuant to Section 7 of the Shortfall Agreement upon payment of such \$5,900 per EDU. District shall collect such amounts upon the recordation of the first Final Map for each project, or if no Final Map is required, upon the recordation of the Parcel Map (or if no map is required for any project prior to any certificate of occupancy or provision of service to such Property). Such amount represents the amount to be reimbursed to successor-in-interests and assignees of Winncrest and FN for infrastructure previously funded by Winncrest and FN pursuant to the Shortfall Agreement ("Reimbursement Fee"). The Reimbursement Fee shall be paid for the benefit of the successor-in-interest and assignee of Winncrest and FN as and to the extent required by the Shortfall Agreement as determined by District in their sole discretion. Any amounts not reimbursed to the successor-in-interest and assignee of Winncrest and FN by District may be retained by District and used by District pursuant to the terms of the Shortfall Agreement. The Reimbursement

¹ The Reimbursement and Shortfall Agreement dated January 15 1991, as amended and extended, between the District, Winncrest Homes, Inc. and FN Projects Inc. regarding Lakeview and Riverview.

Fee is a fixed amount and shall not be subject to any increases, adjustment or interest. Compliance with the terms and conditions herein and payment of the Reimbursement Fee by a Landowner shall be full and final satisfaction of any and all payment obligations to District and to successor-in-interests and assignees of Winncrest and FN for a Benefiting Property pursuant to the Shortfall Agreement. District represents, warrants and covenants that the successors-in-interest and assignees to Winncrest and FN have expressly consented to this provision, as evidenced by the Letter of Acknowledgement and Consent attached hereto as Exhibit K which shall supersede and amend the obligation for the Properties to pay any greater amount pursuant to the existing Shortfall Agreement. Notwithstanding the foregoing, the Reimbursement Fee shall not be applicable to the Riverview or Lakeview Properties, as those properties are not subject to reimbursement obligation pursuant to the Shortfall Agreement.”

Exhibit K attached hereto provides that Rancho Murieta 205, a California limited liability company is the successor-in-interest to FN Projects, Inc. and Winncrest Homes, Inc.

As part of the 670 FSA, Residences (East and West) is entitled to 198 lots, and on July 7, 2025 River Canyon Properties, LLC paid the \$5,900 Reimbursement Fee for the First Phase of development. The first phase consists of 68 lots and 64.6 equivalent dwelling units. The 670 FSA provides the fee is paid for equivalent dwelling unit, as set forth in the Chapter 8, Section 3.04 of the District Code as follows:

New 4” meter – 10 EDUs

Commercial – 2” meter – 32.2 EDUs

Landscape – 1” meter – 1 EDU

Commercial – 1” meter – 1 EDU

Estate Lot – 24,000 or more square feet – 2.5 EDUs

Estate lot between 12,000 and 24,000 square feet – 1 EDU

Estate lot less than 12,000 square feet - .9 EDU

Cottage and circle lots – (70’ or 90’) - .7 EDU

Townhouse, halfplex and county club lots - .5 EDU

Apartment .3 EDU

The majority of lots in Phase I are estate lots of less than 12,000 square feet and therefore were .9 EDU in the calculation and the correct payment is \$381,140.² In the second Phase of 130 lots, several lots are larger and the total EDU will be 134.3 for a payment of \$792,370 for a total \$1,173,510.

² It appears the District collected \$381,730, which is \$590 more than required. The District will pay the excess payment with the Phase II payment.

CONCLUSION:

The recommendation is to approve the Payment of \$381,140 made by River Canyon Properties, LLC to pay RM 205, per the 670 FSA Reimbursement Fee collected by the District. There are no fiscal impacts to the District.

ATTACHMENTS:

1. Invoice No. 670-01-01 dated July 7, 2025 for Residences Fee per the 670 FSA Agreement
2. Exhibit K to the 670 FSA

Rancho Murieta Community Services District

December 2025

Board/Committee Meeting Schedule

December 2, 2025

Improvements Committee	8:00 a.m.
-------------------------------	------------------

December 4, 2025

Security Committee	9:00 a.m.
Communications & Technologies Committee	10:00 a.m.

December 11, 2025

Personnel Committee	9:00 a.m.
Finance Committee	10:00 a.m.

December 17, 2025

Regular Board Meeting - Open Session	5:00 p.m.
---	------------------



All meetings will be held in person at the District Office: 15160 Jackson Rd.

From: [Amelia Wilder](#)
To: [Patrick Enright](#)
Cc: [Dyanne Fleet](#)
Subject: FW: Setting the record straight.
Date: Thursday, November 13, 2025 12:57:17 PM

Dyanne, please add this to Correspondence.

Amelia Wilder
Interim General Manager

Rancho Murieta CSD

15160 Jackson Road
P.O. Box 1050
Rancho Murieta, CA 95683

(916) 354-3700 * FAX 916-354-2082
awilder@rmcsd.com
www.rmcsd.com

CONFIDENTIALITY NOTICE: This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s) and not for public dissemination. Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.

-----Original Message-----

From: Janis Eckard <janiseckard@gmail.com>
Sent: Thursday, November 13, 2025 12:52 PM
To: Amelia Wilder <awilder@rmcsd.com>; Linda Butler <16dola@gmail.com>; John Merchant <merchant30@gmail.com>; Tim Maybee <TMaybee@rmcsd.com>; William Gere <wgere@rmcsd.com>; Randy Jenco <rjenco@vikingbridges.com>; Travis Bohannon <tbohannon@rmcsd.com>
Subject: Setting the record straight.

Dear Ms. Wilder, Mr. Bohannon and CSD Board Members,

It has come to my attention that Robert Kiel filed a formal complaint with the Fair Political Practices Commission, stating that my husband (Graydon Eckard) and I have a conflict of interest, due to my long standing claims regarding the inadequacy of Rancho Murieta's water supply and the fact that Graydon designed a home for Randall Jenco.

No such conflict of interest exists. Here are the facts:

- 1) In 2006 I presented written documentation to the CSD Board and community supporting my claims that Rancho Murieta has a water shortfall. That information was handed out years before any of the current developers purchased their land. Last year we joined over 2,000 Rancho Murieta residents who signed a petition asking for a building moratorium until another source of water is found and I stand firmly in support of any Board Member attempting to protect this community and its limited water supply.
- 2) Graydon designed a home for Randy and Pattie Jenco, that will be built on an eleven acre parcel within Rancho Murieta. The proposed home was designed to utilize the EXISTING well and septic system and is not reliant on Rancho Murieta CSD's water.
- 3) Graydon and I had no knowledge that a complaint was being filed against Randall Jenco and we were not a party

to that complaint. In addition, we did not know that the Fair Political Practices Commission existed, until our names were brought into this matter.

Hopefully the above facts clear up the inaccurate claims made against us.

Sincerely,

Janis Eckard

Cc:Robert Kiel and Mike Martel

Sent from my iPhone

MEMORANDUM

Date: November 17, 2025
To: Board of Directors
From: Amelia Wilder, Interim General manager
Re: General Manager's Report

This month I would like to start by mentioning how thankful I am to work with such a dedicated team. Since the last Board meeting, we had a back up in the pipe that feeds Lift Station 6B. Our crew worked around the clock to resolve this back up, keeping raw sewage from spilling into our community. Occurrences like this happen multiple times a year, particularly during heavy rain events. This will be a very expensive project, largely due to the fact that we do not have a Vactor truck which would allow staff to remove liquid waste and transport it to a safe location during periods when lift stations are non-operational. I will encourage Staff to bring this item as a CIP to next year's rate increase process. Thank you, Operations Staff.

CURRENT ACTIVITIES

Development

My attention this month has been largely focused on development. We are working to resolve the water storage issue for the proposed Residences Development.

Water

I am in constant search of ways to promote our communities need to store more water to meet our growing demands. Only one third of the water that we store in our two tanks (Rio Oso and Van Vleck) is used for the daily needs of our community. One-third is reserved for emergency use and one-third is reserved for fire. Our community has a permit to take over twice as much water from the Consumnes as we do annually. Our lack of water lies in our ability to store the water that we are allowed to pump. We met with Herb Garms and Lindsey Carter from Sloughhouse Resource Conservation District to discuss the possibility of water banking to help with our storage issue. This was a preliminary meeting, but it sounds promising.

CIA Ditch

Staff met with the owners of the CIA Ditch to work on a maintenance plan for the ditch moving forward.

Security

The Security Department needs to raise revenue to keep itself fully staffed and prepared to meet the needs of the community. Staff have presented the idea of instituting a fee for Bar Codes. We are still exploring this and hope to have a viable plan in the next few months.

Finance

I know it seems like we just finished the FY25-26 Prop 218 process which resulted in much needed rate increases. I am hopeful that we will have all of the information necessary to complete a five-year rate increase study this spring and begin putting enough money aside to pay for unexpected repairs like those we are making to lift station 6B.

Administration Building

We have hired a new cleaning crew, and they have performed a “Deep Clean” of all CSD buildings. This has helped Staff morale, by allowing us a clean place to work.

We have also hired a new gardener, who will manage the landscaping needs of the Administration Building.

STAFF DEVELOPMENT

Mr. Bohannon has hired a new Plant Operator. Welcome to Kevin Todd!

F.O.G.

KEEP HOLIDAY F.O.G. OUT OF YOUR KITCHEN SINK

Turkey Day is just around the corner and Rancho Murieta Community Services District encourages you to keep your sink fat-free this holiday season.

Throughout the year, especially during the holidays, people pour the by-products of cooking down the sink drain. Fats, oils and grease (F.O.G.) can coat and clog pipes which can cause sewer lines to back up into homes. That could mean costly clean-up and repair costs.

F.O.G. can also cause blockages further down sewer lines. And that can result in overflows or sewage back-ups into yards or streets, creating a public health risk. Oil making its way to wastewater treatment plants can disrupt the treatment process and increase the need for maintenance.

To prevent these problems, the District encourages you to dispose of your leftover F.O.G. properly. Here are some suggestions that many of your neighbors may already be following:

- Do not put fats, oil, grease or greasy food down the garbage disposal.
- Place small amounts of fat, oil, and grease in a brown paper bag and dispose of it in your organic waste container.
- Turkey fryers leave a large amount of oil.

Rancho Murieta residents can call Cal-Waste Customer Service (916-354-4154) to request a 1-gallon container for disposal of used cooking oil, and separately, used motor oil. Cooking oil and motor oil cannot be collected in the same container. (In the instance that a resident would like a container for both cooking oil and motor oil, they would receive two containers.) The container will be dropped off on the day of waste collection. Residents can then fill the container at their leisure and set at the curb when the container is full on their next collection day.

If you are soaking a greasy pan, first pour off grease into a container. Then place paper towels over the drain basket to catch grease and food as you pour the soaking water down the drain.

MEMORANDUM

Date: November 14, 2025
 To: Board of Directors
 From: Cecilia Min, Director of Finance and Administration
 Subject: Finance Report

1. Audit 22/23 and 23/24

TASK	Projects	ASSIGNED TO	PROGRESS	START	END
Reconstruction of accounting - mostly cash receipts	Audit 22/23	RH	100%		
Review of the above accounting	Audit 22/23	RH	100%		
Reinput the above transactions into the accounting system	Audit 22/23	RH	100%		
Interim Audit Preparation + Interim Testing Support	Audit 22/23	RH	97%	10/7/25	ongoing
CFD Bond Audit	Audit 22/23	RH	100%		
Bank Reconciliations	Audit 22/23	RH	85%	10/19/25	11/17/25
Balance Sheet Reconciliation	Audit 22/23	RH	20%	11/17/25	12/22/25
Review Balance Sheet Reconciliation	Audit 22/23	RH	20%	12/22/25	1/5/26
Audit Workpaper Preparation	Audit 22/23	RH	0%	12/22/25	1/5/26
Audit Field Work Testing	Audit 22/23	RH	0%	1/5/26	1/19/26
Financial Statement preparation & Partner Review	Audit 22/23	RH	0%	1/19/26	1/26/26
Review First Draft of Financial Statement	Audit 22/23	RH	0%	1/26/26	1/30/26

Reconstruction of accounting - mostly cash receipts	Audit 23/24	RH	100%		
Review of the above accounting	Audit 23/24	RH	100%		
Reinput the above transactions into the accounting system	Audit 23/24	RH	100%		
Interim Audit Preparation	Audit 23/24	RH	97%	10/7/25	ongoing
CFD Bond Audit	Audit 23/24	RH	100%		
Bank Reconciliations	Audit 23/24	RH	85%	10/19/25	11/17/25
Balance Sheet Reconciliation	Audit 23/24	RH	20%	11/17/25	12/22/25
Review Balance Sheet Reconciliation	Audit 23/24	Cecilia	20%	12/22/25	1/5/26
Audit Workpaper Preparation	Audit 23/24	RH	0%	12/22/25	1/5/26
Audit Field Work Testing	Audit 23/24	RH	0%	1/5/26	1/19/26
Financial Statement preparation & Partner Review	Audit 23/24	RH	0%	1/19/26	1/26/26
Review First Draft of Financial Statement	Audit 23/24	RH	0%	1/26/26	1/30/26

- a. Bank Reconciliations – We are 85% done with reconciliation of bank activities to the checks written in the past two years.
 - There were many duplicate entries and checks not voided.
- b. Balance Sheet Reconciliation – we have completed the following sections.

Balance Sheets Reconciliations				
Tasks	FY23	FY24	FY23 - Reviewed	FY24 - Reviewed
Bank Reconciliations: 1000	☒	☒	☒	☒
Bank Reconciliations: 1001	☒	☒	☒	☒
Bank Reconciliations: 1002	☒	☒	☒	☒
Bank Reconciliations: 1008	☒	☒	☒	☒
Investment&Interest Income	☒	☒	☒	☒
Tyler AR	☐	☐	☐	☐
Tyler Revenue	☐	☐	☐	☐
Tyler Installment Plan	☐	☐	☐	☐
Property Tax Receivable and Revenue	☒	☒	☒	☒
Prepays	☐	☐	☐	☐
Interfund Loans	☒	☒	☒	☒
Tyler credit balances	☐	☐	☐	☐
Due to/From Reconciliation	☐	☐	☐	☐
AP aging	☐	☐	☐	☐
Accrued Expenses	☐	☐	☐	☐
Fixed Assets	☐	☐	☐	☐
Repairs and Maintenance	☐	☐	☐	☐
Capital Improvement Project Expense	☐	☐	☐	☐
Deeded Transactions	☐	☐	☐	☐
Restricted Cash	☐	☐	☐	☐
Pension	☒	☒	☐	☐
OPEC liability	☐	☐	☐	☐
Notes Receivable	☒	☒	☒	☒
Developer deposits	☐	☐	☐	☐
Due From CFD Bond	☒	☒	☐	☐
Capital Leases	☒	☒	☒	☒
Deferred Revenue	☐	☐	☐	☐
Payroll Expenses	☐	☐	☐	☐
Accrued Payroll	☒	☒	☐	☐
Compensation Absences	☒	☒	☐	☐
Net Asset Rolled Forward	☒	☒	☐	☐
Revenue: Reserve	☐	☐	☐	☐
Admin Allocation	☐	☐	☐	☐
Insurance	☐	☐	☐	☐
Income/Expenses Analysis	☐	☐	☐	☐
Budget vs. Actual Analysis	☐	☐	☐	☐
Bond Audit	☒	☒	☒	☐

- c. The new estimated dates for the audit completion with draft financials – end of January pending on auditors' availability.

2. Audit 24/25

- a. The RH consultant was pulled to the past audits (FY23 and FY24) – bank reconciliation.
 - Little progress is made for this audit. Resume after completion of bank reconciliation.

Reconstruction of accounting - all months	Audit 24/25	RH	75%	11/17/25	12/2/25
Bank Reconciliations	Audit 24/25	RH	0%	12/2/25	12/12/25
CFD Bond Audit	Audit 24/25	RH	0%	1/25/26	1/30/26
Interim Audit Preparation	Audit 24/25	RH	0%	1/19/26	1/26/26
Balance Sheet Reconciliation	Audit 24/25	RH - all	0%	1/5/26	1/25/26
Audit Workpaper Preparation	Audit 24/25	RH	0%	1/25/26	2/8/26
Review Balance Sheet Reconciliation + Audit Preparation	Audit 24/25	RH	0%	2/8/26	2/22/26
Audit Field Work	Audit 24/25	RH	0%	3/1/26	3/21/26
Financial Statement preparation & Partner Review	Audit 24/25	RH	0%	3/21/26	4/4/26
Review First Draft of Financial Statement	Audit 23/24	RH	0%	4/4/26	4/9/26

3. Accounting 25/26

- a. Goal – to have preliminary financials by January 2026 for the first six months
- b. Budget preparation will start February 2026
- c. Prepare Budget Upload
- d. Set up new chart of accounts
- e. Worked on updating the current GP to Power GP a newer version and cloud base. – start soon
- f. Turn on Interfund and Allocation Module

Interfund and Fixed Allocation in ACTION – Great Plain

System:	11/5/2025 1:57:24 PM	RANCHO MURIETA CSD - NEW	Page:	1
User Date:	11/5/2025	JOURNAL INQUIRY REPORT	User ID:	CHRIS
		General Ledger		
Journal Entry:	261632			
Fiscal Year:	2026	Batch ID:		
Transaction Date:	9/16/2025	Reference:	Testing 49er & Due to Due From	
Source Document:	GJ	Currency ID:		
Audit Trail Code:	GLREV00016551	Orig Journal:		
User Who Posted:	CHRIS	Orig Audit Trail Code:	GLREV00016551	
		User-Defined 1	Indirect allocation rate TEST	
		User-Defined 2	Testing Due to Due from	

Account	Description	Debit	Credit

	Distribution Reference		

200-4600-01	Memberships - Water	\$100.00	\$0.00
	Indirect allocation rate TEST		
200-1308-	Due To/From-Admin	\$0.00	\$45.00
	Due To/Due From		
250-1308-	Due To/From-Admin	\$22.00	\$0.00
	Due To/Due From		
260-1308-	Due To/From-Admin	\$7.00	\$0.00
	Due To/Due From		
400-1308-	Due To/From-Admin	\$4.00	\$0.00
	Due To/Due From		
500-1308-	Due To/From-Admin	\$12.00	\$0.00
	Due To/Due From		
200-4913-	Postage	\$0.00	\$55.00
	Indirect allocation rate TEST		
250-4913-	Postage	\$0.00	\$22.00
	Indirect allocation rate TEST		
260-4913-	Postage	\$0.00	\$7.00
	Indirect allocation rate TEST		
400-4913-	Postage	\$0.00	\$4.00
	Indirect allocation rate TEST		
500-4913-	Postage	\$0.00	\$12.00
	Indirect allocation rate TEST		
Difference:		\$0.00	
Totals:		\$145.00	\$145.00
		=====	=====

**RESTRICTED FUND BALANCE BY FISCAL YEARS 23 AND 24 –
PRELIMINARY UNAUDITED**

Summary of Restricted Funds - Preliminary Unaudited Numbers							
			AUDITED	AUDITED			
Fund	Policy	Restricted Fund	FY 20/21	FY 21/22	FY 22/23	FY 23/24	Source
Sewer	2	Capital Improvement Reserve	91,044	262,411	494,569	694,165	Connection Fees - Developer
Drainage	2	Capital Improvement Reserve	329,208	329,921	340,410	351,044	Connection Fees - Developer
Water	2	Capital Improvement Reserve	-	26,733	46,529	106,255	Connection Fees - Developer
Security	2	Capital Improvement Reserve (negative)	(30,031)	(90,663)	(88,168)	(85,368)	
Water	1	Capital Replacement Reserve	2,102,698	2,351,051	2,525,744	3,042,077	Reserve Charge - Utility
Sewer	1	Capital Replacement Reserve	3,314,065	3,575,482	3,782,574	4,357,960	Reserve Charge - Utility
Security	1	Capital Replacement Reserve	-	-	-	-	Reserve Charge - Utility
Security		Security Impact Fee Reserve	45,622	67,469	82,757	106,754	Connection fees - SECURITY IMPACT FEE
Water	3	Water Augmentation Reserve	2,027,398	2,161,914	2,275,567	2,563,240	Connection Fees - Developer
			7,880,004	8,684,319	9,459,982	11,136,128	
All Funds		CIP spending - Estimated			(855,000)	(855,000)	
All Funds		CIP spending - Estimated				(1,928,000)	
		Remaining			8,604,982	8,353,128	
</							

After reviewing the policy, Staff will research the proposed changes to the Policy # 2012-07 – District Operating Fund and Reserve Fund Policy. Here are some of the proposed changes to follow up:

1. Per Section 1, eliminate “Drainage and Security” as part of the capital replacement fee reserve. According to the below, we only reserve for Water and Wastewater.

<p style="text-align: center;">SAMPLE BILL Proposed FY 25-26 RANCHO MURIETA COMMUNITY SERVICES DISTRICT</p>					
Average Monthly Customer Bill					
Residential Metered Lot (Inside the gates)		Current Monthly Rates	Proposed Monthly Rates	\$	%
		July 1, 2024	July 1, 2025	Change	Change
Water	Average Usage in CF	1,471	1,471		
Residential Base (excluding reserves)		\$ 52.26	\$ 54.09	\$ 1.83	3.5%
Reserve Contribution		14.00	16.00	2.00	14.3%
Water Base Charge		66.26	70.09	3.83	5.8%
Water Usage (per 100 cubic foot)	\$2.71 → \$2.71	39.86	39.86	-	0.0%
Total Water		106.12	109.95	3.83	3.6%
WTP Debt Service Charge		6.00	6.00	-	0.0%
Wastewater					
Residential Base (excluding reserves)		59.53	61.61	2.08	3.5%
Reserve Contribution		14.00	16.00	2.00	14.3%
Wastewater Base Charge		73.53	77.61	4.08	5.5%
Solid Waste (avg. 65 Gallon Container)		44.75	46.87	2.12	4.7%
Solid Waste Administrative Fee		3.00	3.00	-	0.0%
Security Tax		32.82	33.48	0.66	2.0%
Drainage Tax		5.75	5.87	0.12	2.0%
Total RMCSD Bill		\$ 271.97	\$ 282.78	\$ 10.81	3.97%

2. Section 4 – Capital Improvement Connection Fee Reserve (Water and Sewer). – supersede this reserve fee as it is no longer collected per 4.2
3. Section 5 – Rate Stabilization Fund Reserve (Water, Sewer and Security) – consider supersede this reserve fee. We have not reserve for this fund
4. There are many other items to be research, and we will have a proposed policy next meeting.

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

Category:	Financial	Policy # 2012-07
Title:	District Operating Fund and Reserve Fund Policy	

PURPOSE

This statement is intended to provide policy and direction concerning the District's comprehensive reserve policy.

BASIC POLICY AND OBJECTIVES

The Rancho Murieta Community Services District reserve policy is a financial policy guided by sound accounting principles of public fund management. The policy establishes several reserve funds to minimize adverse annual budgetary impacts from anticipated and unanticipated District expenses.

The adequacy of the target reserve year-end balance ranges and/or annual contributions will be reviewed annually during the budgeting and rate setting process and may be revised accordingly as necessary. The following District reserve fund categories are established:

1. Capital Replacement Fee Reserve (Water, Sewer, Drainage and Security)

- 1.1. Purpose: Fees are collected for the future replacement of existing facilities and major equipment.
- 1.2. Target Balance: The target balance continually fluctuates with the addition and replacement of new facilities and equipment. As new facilities and equipment are built, acquired or purchased, the target balance will increase in order to provide for the ultimate replacement of these facilities at the end of their life-cycle. As such, the current target reserve balance is the amount that should be funded at the end of each fiscal year according to the replacement reserve study, which is reviewed annually.
- 1.3. Methodology/Rational: The District records depreciation using the straight-line method over the estimated useful lives of facilities and equipment. The fee is collected to replace District facilities and equipment as they reach the end of their useful life and also to handle unanticipated repairs during the life-cycle.
- 1.4. Use of Funds: The funds will be used to replace facilities and equipment as necessary to continue District water, sewer, drainage and security services.
- 1.5. Funding: Annual contributions from user fees are currently based upon annual projected requirements in conjunction with the overall budget and replacement reserve study. Interest earnings will be accrued on and added to fund balance, using the District's earnings rate on investments. In addition, the Board of Directors

may approve the designation of available fund balance as Capital Replacement Reserves provided, however, that sufficient Operating Fund balances are preserved

2. Capital Improvement Fee Reserve

- 2.1. Purpose: To provide funds for the orderly and timely expansion of the District facilities to meet future demand and to maintain and/or improve the District's existing level of service.
- 2.2. Target Balance: AB1600 does not designate a target reserve balance. A Government Code 66000 Compliance Report identifies the proposed capital projects necessary to maintain and/or improve services and the amount needed to fund those capital projects. In accordance with Government Code 66000, the balance shall not exceed the amount specified by that law.
- 2.3. Methodology/Rational: Virtually all development that occurs within the District requires the use of District facilities, plant and equipment for public services. This fee is established to insure the adequacy and reliability of such facilities, plant and equipment as development of undeveloped land occurs.
- 2.4. Use of Funds: The funds generated by the fee will be used to acquire and/or construct various capital facilities, plant and equipment for the provision of water, wastewater, drainage, security and administrative services.
- 2.5. Funding: Annual contributions from developer fees will depend upon new construction within the District. Additionally, interest earnings will be accrued on and added to fund balance, using the District's earnings rate on investments.

3. Water Augmentation Fee Reserve

- 3.1. Purpose: To provide funds for the orderly and timely augmentation of the District's water supply system to meet future demands of the undeveloped lands within the District's existing boundaries during an equivalent 1976-77 drought event.
- 3.2. Target Balance: This reserve fund is based on a project comprised of a combination of on-site and off-site well systems and a raw water irrigation system which is identified in a Government Code 66000 Compliance Report. In 1997 the estimated costs of this project was \$11,713,000 and is escalated each year by the U.S. Consumer Price Index (CPI).
- 3.3. Methodology/Rational: Virtually all development that occurs within the District requires a potable water supply, as well as a non-potable supply for fire suppression. The current water supply facilities of the District are adequate to serve existing development, but additional water supply facilities are required to serve future development within the District. Specifically, this fee applies on an equitable basis only to those future developments that require water service, and the funds generated from this fee will be used to develop water supply facilities that will be capable of meeting the water supply needs of said future development. This fee is established to insure the adequacy and reliability of the District's water supply as development of undeveloped lands occurs.

- 3.4. Use of Funds: The funds generated by the fee will be used to develop a Water Supply Augmentation Project which is currently anticipated to consist of a system of water wells, construction of transmission facilities, construction of irrigation facilities and the performance of various studies and other miscellaneous management and administrative functions.
- 3.5. Funding: Annual contributions from developer fees will depend upon new construction within the District. Additionally, interest earnings will be accrued on and added to fund balance, using the District's earnings rate on investments.

4. Capital Improvement Connection Fee Reserve (Water and Sewer)

- 4.1. Purpose: Fees previously collected as a primary source of funds for the development of additional water and wastewater capacity and is set at a level which will defray the costs of providing additional: treatment and/or reclamation facilities, major trunk and transmission pipelines and facilities for pumping when such facilities are needed.
- 4.2. Target Balance: The target balance will no longer increase since fees are not collected. Hence, there is no target balance.
- 4.3. Methodology/Rational: In the past, connection fees generated from new development were segregated in this reserve. Contributions are no longer made to this reserve.
- 4.4. Use of Funds: The funds will be used to acquire and enhance system water and wastewater capacity and delivery.
- 4.5. Funding: This fee is no longer collected. However, interest earnings will be accrued on and added to fund balance, using the District's earnings rate on investments.

5. Rate Stabilization Fund Reserve (Water, Sewer and Security)

- 5.1. Purpose: To offset revenue shortages due to economic hardships and/or unforeseen major expenses.
- 5.2. Target Balance: The minimum and maximum balances will be periodically reviewed by the Board and are to be maintained based upon the level of next year's revenue. The minimum level is no less than the percentage increase of the expenditures in each fund. The maximum limit will be no greater than 50 percent of next year's fund revenue.
- 5.3. Methodology/Rational: An economic hardship or unforeseen event could cause a loss of revenue for the District. If such an event occurs, the District could use these funds to stabilize revenues while adjusting rates as necessary to compensate for the fluctuation.
- 5.4. Use of Funds: These funds will be used to supplement differences in revenue projections resulting from economic hardships and unforeseen events.
- 5.5. Funding: Additional contributions will not be required unless future events cause the reserve to fall below the target balance. Additionally, interest earnings will be

accrued on and added to fund balance, using the District's earnings rate on investments.

6. Operating Fund (Water, Sewer, Drainage and Security)

- 6.1. Purpose: To ensure cash resources are available to fund daily administration, operations and maintenance of providing water, wastewater, security and drainage services.
- 6.2. Target Balance: A minimum of six months of cash to fund District expenditures.
- 6.3. Methodology/Rational: The District is required to have sufficient cash flow to meet the next six months of budgeted District expenditures (Government Code Section 53646(b)(3)). The next six months of projected cash revenues can be included as a source of cash flow to satisfy this requirement. Revenues in excess of reserve contributions and expenditures resulting from expenditure savings or timing differences are also reflected in this fund.
- 6.4. Use of Funds: These funds will be used to pay for expenditures according to budget and expenditure authority.
- 6.5. Funding: Annual contributions will vary, depending upon other reserve requirements and current year expenditure requirements. Additionally, interest earnings will be accrued on and added to fund balance, using the District's earnings rate on investments.

Approved by Rancho Murieta Community Services District Board of Directors	Adopted July 18, 2012
--	----------------------------------

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

Category:	Financial	Policy # P2016-02
Title:	Implementation and Use of Security Impact Fees	

PURPOSE

The Rancho Murieta Community Services District ('District') Security Impact Fee policy is a financial policy that establishes the guidelines and parameters regarding the expenditure of the Security Impact Fees collected by the District as authorized in the following Financing and Services Agreements:

- 1) dated May 27, 2014 with Cosumnes River Land, LLC, Murieta Industrial Park, LLC, Murieta Lakeside Properties, LLC, and Murieta Highlands, LLC (the 'Rancho North FSA') and
- 2) dated March 28, 2014 with CSGF Rancho Murieta, LLC (Residences East), BBC Murieta Land, LLC (Residences West), Murieta Retreats, LLC (Retreats), Elk Grove Bilby Partners, LP (Lakeview), and PCCP CSGF RB Portfolio, LLC (Riverview) ('the 670 FSA').

POLICY

1.0 Security Impact Fee

The Security Impact Fee is collected at the time of water permit issue for all new development subject to the Rancho North FSA and the 670 FSA at the following rates:

Property outside of gates	\$750 per lot (residential) \$750 per commercial/retail EDU
Property behind gates (North and South)	\$1,200 per lot (residential)

2.0 Authorization to Expend Security Impact Fees

The District's Board of Directors shall approve all expenditures of the Security Impact Fee funds.

3.0 In Lieu Offset for Developer Installed Public Security Improvements

The District's Board of Directors may consider security improvements of a public nature that are consistent with this policy and that are paid for and installed by the developer or property owner, and dedicated to the District, as in lieu offset to the payment of the Security Impact Fee. Approval of any in lieu offset is solely at the discretion of the District's Board of Directors. Any such approval is required prior to the issue of the water permit(s) for the affected property.

4.0 USE OF THE SECURITY IMPACT FEE

The Security Impact Fee funds shall be used to support and improve the provision of Security services to the Rancho Murieta community through the provision of technology, facilities, and physical assets with the fundamental goal of protecting the people and property within the District. The District will work closely with landowners and residential and commercial owners associations on the planning, design and implementation of projects approved for funding with the Security Impact Fee funds. However, final decision and approval of projects is solely at the discretion of the District's Board of Directors.

The Security Impact Fee funds shall be predominately used for non-operating expenses with the goals of protecting life safety, deploying technology in such a manner as to act as a force multiplier improving Security response, protecting property, and benefitting landowners, homeowners and property owners and businesses from which the funds are derived in addition to the entire Rancho Murieta community.

Such uses of the Security Impact Fee funds shall be for, but not limited to, items of the following nature:

- Security Surveillance Camera System Consultant studies and fees to evaluate Security Department organization and surveillance camera system design
- Purchase of one patrol vehicle (to include equipping and striping)
- Other non-operational security enhancements as identified in the future

Approved by Rancho Murieta Community Services District's Board of Directors	September 21, 2016
--	---------------------------

HR Update

1. HRtoGo is now concentrating on reviewing and updating the Employee Handbook which was last updated in May 2022. The new handbook is expected to be rolled out in February 2026 after the new California HR rules and regulations of 2026 are updated.
2. Reviewed all HR related policies to ensure that they are incorporated into a new handbook. To name a few: continuing education and tuition reimbursement, catastrophic illness time donation, pre-employment physical examination, uniform and dress guidelines... These should not be separate policy but part of the HR manual.
3. Onboarding process
 - a. HRtoGo will use Paychex system to onboard new employees electronically and remotely.
 - b. Hazel, our existing HR Technician has transitioned and trained HRtoGo our current onboard process.
 - c. HRtoGo will audit of existing onboarding process to identify compliance gaps, inefficiencies, and areas for improvement in the onboarding process. Eg. Onboarding process needs to be job specific.
 - d. Onboarding will be now bi monthly on the same date as payroll start date.
4. First Leadership Training held in October. Topic covered: Progressive Discipline, Leadership traits and coaching, and Interview Do's and Don'ts. Board members were also presented in this training, and we walked away with "Golden Rules"

Leadership "Golden Rules"

- ▶ Be fair, be clear, be consistent
- ▶ Treat discipline and interviewing as opportunities to strengthen the team
- ▶ Leadership = responsibility, not just authority



Chief Plant Operator - Staff Report

Date: November 19, 2025

To: Board of Directors

From: Travis Bohannon, Chief Plant Operator

Subject: November 2025 Operations Report

WATER:

Water Treatment Facility

October 2025 Drinking Water Production Data (in gallons)

	Plant 1	Plant 2
<u>Totals</u>	7,939,000	29,933,000

Water Consumption

As of October 31, 2025, the total potable water production for 2025 is 458.32 million gallons or 1407.05 acre-ft.

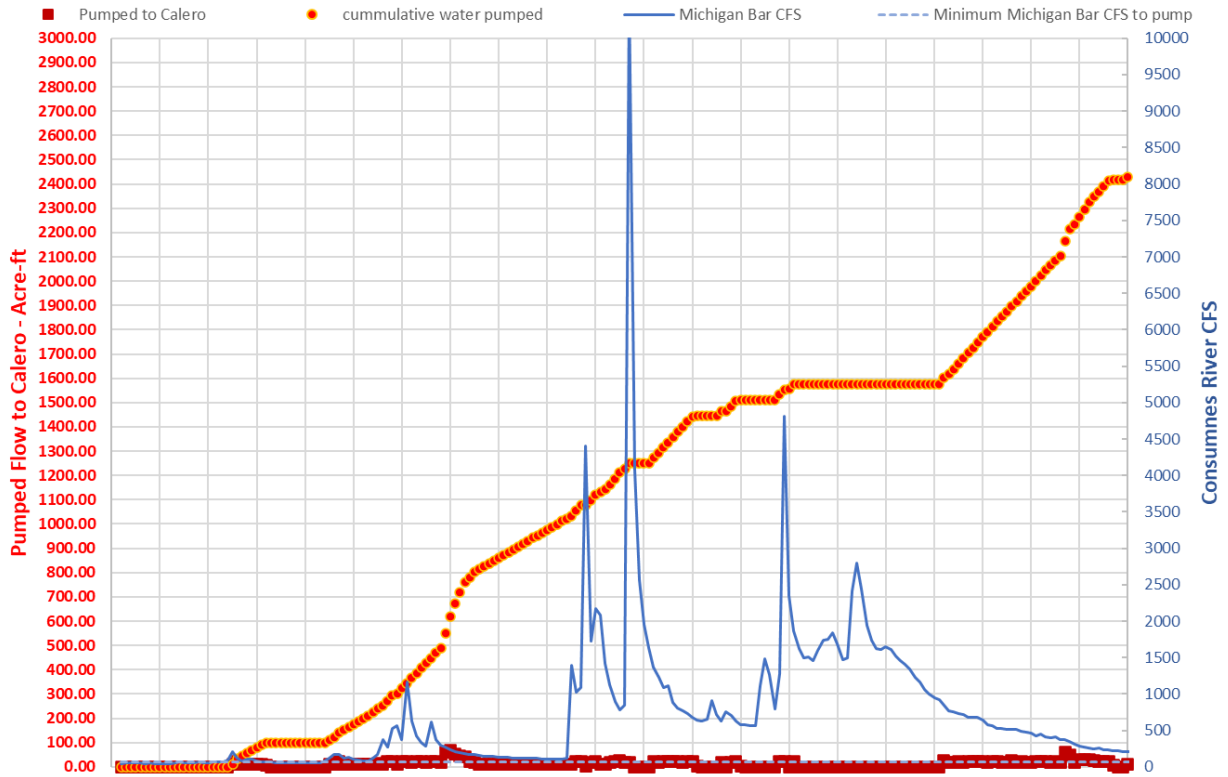
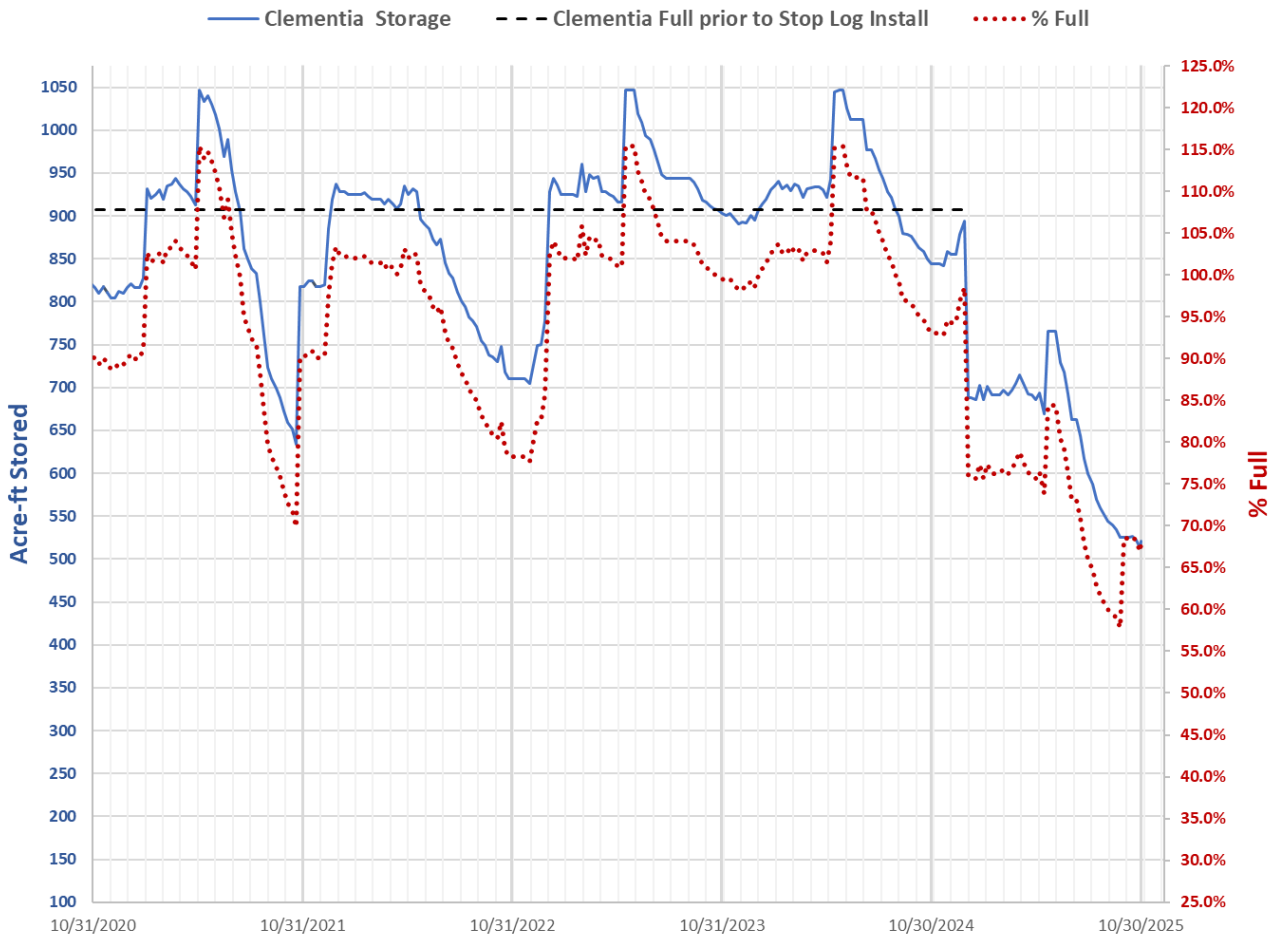
Water Plant 1 is currently offline for maintenance and our average demand at this time is 700 gpm (1 MGD).

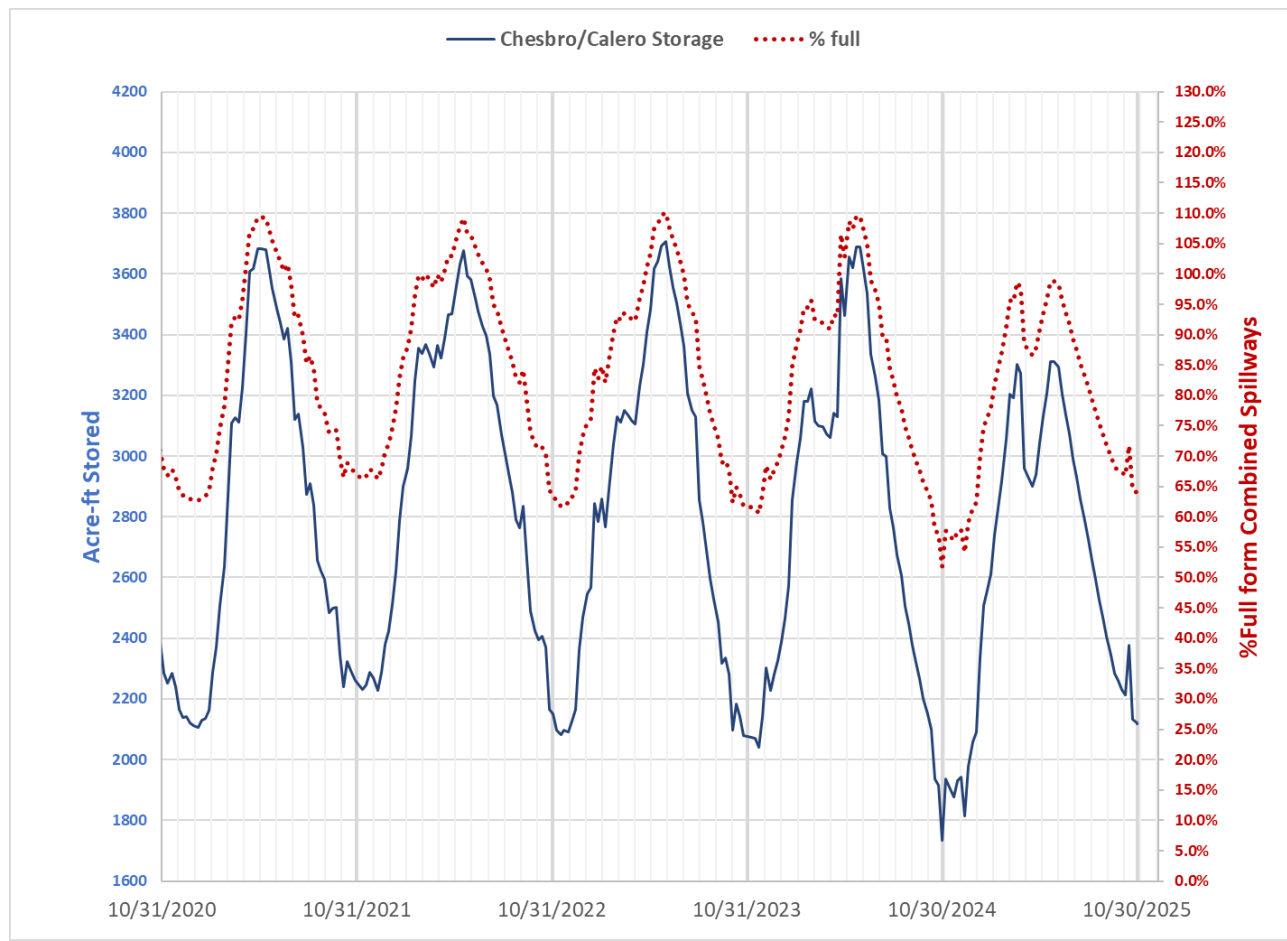
Raw Water Storage & Delivery

Table 1. Current water and wastewater storage as of October 31, 2025

	acre-ft	acre-ft full	MGal	MG at Full	%full
Clementia Storage	520.5	649.9	169.6	211.7	80.1%
Chesbro Storage	860.5	948.8	280.4	309.1	90.7%
Calero Storage	1257.6	2069.0	409.7	674.1	60.7%
Total Raw Water Available for Potable Treatment	2118.1	3017.8	690.1	983.2	70.2%
Total of all Raw Water Reservoirs	2638.6	3667.7	859.7	1194.9	71.9%
Wastewater Storage Reservoir available for production	279.13	781.4	90.95	254.6	35.7%

Cosumnes Flow vs. Pumped Flow to Calero FY 24-25





Wastewater Facility

The tertiary process is still in operation. We are currently not producing any recycled water due to the rain. We can produce recycled water up to the end of November, so I have the tertiary process online just incase we are able to give any water. We have received the piping ordered to repair the broken pipe in the Van Vleck field. We will be working on that project this winter to be available next summer. The current average influent flow to the wastewater facility for October was .385 million gallons per day.

6B Lift Station Update:

On Friday, November 14, 2025, at approximately 10:00 pm, the on-call operator got a low wetwell level alarm for 6B lift station. He found the wetwell empty and the pumps were still running. After troubleshooting and testing, everything was working fine. The next day the on-call operator got the same alarm at 3:05 pm. Once he showed up and tested, the pumps were not pumping or meeting demand. I was called in to assess the situation. It was believed at that time that the pumps were damaged and could not meet demand. I called in vector trucks to help so that we would not spill sewage. We are currently locating and inspecting the 10-inch line that runs adjacent to the 4 inch line so that we can connect to it and prevent this issue from happening again.

WSC Update:

WSC is still currently going through paperwork that was given to them. Also, once the work group has been formed, I have let WSC know that we will want an in-person meeting with them to go over what we are wanting them to do.

Utilities Activities October 2025

	Reported Issues	Water Leak or Sewer Overflow	Repaired or New Install	Maintenance	District Responsibility	Homeowner Responsibility	Notes
Water Distribution	10	3	3		3	16	
Water Meter Issues	21		21				
Sewer Collections				Hydro jetted 12,316 ft			
Drainage Systems				10 days in drainage			
Miscellaneous, USA-North, Work Orders, Front Office	12			12			

Utility Report:**Project Updates:****Wastewater Treatment Plant Sodium Hypochlorite Conversion**

Punch list items are beginning to be reviewed and completed.

SCADA Server Replacement Project The new Scada system has been installed and is currently running in conjunction with the old Scada to ensure that things are working properly.

Development Updates on Number of Connections The number of water connections is 2922.

Riverview-140 total lots

Residences East and West- 198 total lots.

Capital Improvement Projects FY 25/26

Project Description	Budget Amount	Total Current Cost	Project Status	FY Completion
Water Projects				
Distribution System Improvements	\$500,000.00	\$0.00	In Process	26/27
Smart Meter Installation with AMI Tower	\$250,000.00	\$0.00	Items Ordered	
Water Communication Update	\$175,000.00	\$0.00	In Process	26/27
Vehicle Replacement	\$25,000.00	\$25,000.00	Completed	25/26
Totals:	\$950,000.00	\$25,000.00		
WasteWater Projects				
Lift Station Rehabilitation & Backup Power	\$350,000.00	\$0.00	Not Started	Possible Hold
Sewer Remote Site Communication Update	\$400,000.00	\$0.00	Not Started	Possible Change
Sewer Plant Automation Project	\$400,000.00	\$0.00	In Process	25/26
Vehicle Replacement	\$25,000.00	\$25,000.00	Completed	25/26

Information Technology Manager's Report to the Board of Directors

November 19, 2025

PROJECT UPDATES

Mosyle Mobile Device Management (MDM) Software Implementation Completed

The purchase of Mosyle MDM software has been completed and implemented across all of RMCSO. This paves the way for the roll-out of all new iPhones to the District. For the first time, the district will have phones that it can directly manage, bringing it into current information technology and mobile device communications compliance standards.

New iPhone Roll-out

New iPhones are rolling out now to most RMCSO staff. Anticipated completion is by the end of the current month.

New Desktop and Laptop Rollouts

The rollout of new laptop and desktop computers continues. These new systems are built to the new RMCSO standard and will run Windows 11, guaranteeing security and compatibility for our environment well into the future. This project is in progress and on target to be completed by year end.

Great Plains Project

We are currently working with consultants to evaluate moving our Great Plains system to the cloud. This will stabilize our environment and bring us up to current versions of both the server operating system and GP applications software, as well as provide a secure backup solution to support disaster recovery. This will ensure the security of the system and the integrity of our data as we transition to a new accounting system.

Surveillance Systems Upgrades and New Water Tank Cameras

The surveillance system servers in use at RMCSO are aging out of service and must be replaced. These systems are incapable of running Windows 11, which must be in place by year end. Additionally, new cameras are being added at the water tank location to monitor for any potential access or breach. Please see the attached memorandum.

Replacement of Inter-Building Network Communication Hardware We are working with the vendor to determine hardware to replace our aging NanoBeam and AirFiber systems that provide network connectivity between the Administration and WWTP buildings.

Improvement of Communication for Web Messaging, CodeRED and PIPELINE

We are in the process of updating our form-based communications from the website and are updating our CodeRED and Pipeline subscription channels.

Task	Priority	Finish Date
IN PROGRESS:		
The Audit / Great Plains support	High	Ongoing
Replace all workstation hardware. Update everything to Windows 11	High	Year End 2025
Update all mobile phones to iPhones	High	December, 2025
Hardware and software support for all RMCSO staff	High	Ongoing
Purchase new surveillance hardware and update systems	High	ASAP
Replacement of NanoBeam and AirFiber systems	High	Quarter 1, 2026
PCI Compliancy Audit for credit card processing	High	Quarter 2, 2026
Ensure compliance with GSRMA computer standards	High	Quarter 2, 2026
Disaster Recovery Plan creation	High	TBD
Business Continuity Plan creation	High	TBD
Cybersecurity Incident Response Plan creation	High	TBD
Documentation of the RMCSO computing environment. Network, application and database mapping	High	TBD
Update the IT asset inventory database	High	TBD
Development of cybersecurity training for staff	Medium	TBD
Crossword Puzzle creation	Medium	TBD
Update of the web site to meet new ADA and DOJ requirements	Medium	TBD
Improvement of Communication for Web Messaging, CodeRED and Pipeline	Medium	TBD
Evaluate moving the RMCSO computing environment to the Microsoft Azure cloud. Implement if desired	Low	TBD
Update the on-premises virtualization server	Low	TBD
COMPLETED:		
Implement Mosyle MDM for iPhone Management	High	Completed 11/13/2025

SCADA Implementation	High	Completed 11/7/2025
Credit Card Kiosk Installation	High	Completed 10/20/25
NEW:		
Implementation of ACH email processing for Great Plains	High	ETA: Week of 11/17/2025

MEMORANDUM

Date: November 17, 2025

To: RMCSD Board of Directors

From: Andrew Lee, IT Manager

Subject: Acquisition of new hardware to protect the water tank location and update existing systems

RECOMMENDED ACTION

Acquire new hardware to monitor for unwanted access/entry at the water tank location.

Acquire new hardware and software to replace aging systems that are at end-of-life and are unable to be upgraded to run Windows 11.

BACKGROUND

New camera hardware is required to adequately surveil the water tank location. A quote is attached below for this in the amount of \$5,627.68. For adding this new equipment for expansion, we can use the Capital Improvement Reserve – Water Fund.

Some of the surveillance hardware in use at RMCSD is at end-of-life and is incapable of running Windows 11. Windows 10 reaches its end-of-life at the end of this year, requiring us to update our systems. We would like to proceed with updating our Network Video Recorder (NVR) hardware. A quote from Watchdogs Surveillance for updating all of our NVR systems is included below. The total cost of this update project is \$16,506.28. For upgrading this equipment, we can use the Capital Replacement Reserve at 50/50 percent to the water and sewage funds.

We ask that the Board please approve this request. The total cost of this project is \$22,133.96.



Watchdogs Surveillance

1544 Manasco Cir.
Folsom, CA 95630
Lic. #890079
916-296-6523

Estimate

Date	Estimate #
10/8/2025	25100803

WatchdogsSurveillance.com

or e z link
WhyCCTV.com

Customer

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

Please note that the State of California requires a State
Contractors License to install surveillance equipment.
Licensed contractors always carry liability insurance.

Qty	U/M	Description	Rate	Total
1	ea	Estimate for surveillance systems at Water Tank		
1	ea	Enclosure, 3R (rain proof) with forced air ventilation	350.00	350.00T
1	ea	NVR (Network Video Recorder) - GeoVision - Rugged Fanless	1,950.00	1,950.00T
		94-NPM01-16A Mobile NVR		
2	ea	Hard Drive, Internal, 2TB, 2.5"	125.00	250.00T
1	ea	Monitor, LCD Display - small	85.00	85.00T
1		eWaste Recycling Fee for Monitor (15" to 35")	4.00	4.00
1	ea	PoE+ Switch, 5-Port Hardened Industrial, -30 ~ 70 °C	235.00	235.00T
2	ea	Camera, IP, Vandal Proof Dome, Super Low Light 4.0 Megapixel	230.00	460.00T
1	ea	180° View Camera, IP, SMP H.265 Super Low Lux WDR Pro IR Geovision	310.00	310.00T
3	ea	Mount, Wall for Vandal Dome	42.00	126.00T
1	ea	Miscellaneous Hardware, Connectors, etc.	75.00	75.00T
1	ea	Labor - Install and Configure all Equipment	1,300.00	1,300.00
		-		5,145.00
		-		
		IF Watchdogs Surveillance is to supply Internet and monitoring:		
1	ea	-		
		Static IP for remote access - One time fee	185.00	185.00
		Monthly Cost \$185/Month - 1-Year Minimum Includes the following:		
		- Installation and Support,		
		- Cellular Modem Rental,		
		- Static IP		
		- 24/7/365 Monitoring of system for "up time"		
		(You will be notified if the system does not reconnect to monitoring within 24hr)		
		- Monthly check of all camera views and connectivity (In case automated alert failed)		
		- Monthly check of NVR system, login and see if updates are needed etc.		
		- Unlimited remote support for fully functioning system		
		- Downloading of footage NOT reviewing		
		(Exact event times to be supplied after reviewing by customer)		
		- This data plan is not intended for continuous streaming.		
		- Speeds may be reduced after 25GB of usage per month.		
		- Pricing is expected to remain consistent; however, Watchdogs Surveillance cannot guarantee the same plans if the cellular provider modifies its offerings.		

Please Read: This estimate assumes that no additional requirements other than what is required by the California State License Board are required. If additional memberships, certifications or resulting insurance is needed, it is to be paid for by the requesting party. Payment Terms: Net 30 days. Any late payment and/or held payment due to undisclosed requirements is subject to an interest charge of 5% per month. System functionality may expire or be disabled due to non-payment.

All Networking configurations to be done in-house and verified by customers IT department or Consultant.
Watchdogs Surveillance is not an IT consultant and is not liable for any Networking configuration.

Subtotal \$5,330.00

Any required permits responsibility of owner.
Estimate valid for 30 days. All prices are subject to change without notice.

Sales Tax (7.75%) \$297.68

Accepted By:

Accepted Date:

Total \$5,627.68



Watchdogs Surveillance

1544 Manasco Cir.
Folsom, CA 95630
Lic. #890079
916-296-6523

Estimate

Date	Estimate #
10/8/2025	25100804

WatchdogsSurveillance.com

or e z link
WhyCCTV.com

Customer

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

Please note that the State of California requires a State
Contractors License to install surveillance equipment.
Licensed contractors always carry liability insurance.

Qty	U/M	Description	Rate	Total
		Estimate for upgrading all system to Windows 11: - Clementia Entry is already Windows 11 - CSD Office/WWTP is already Windows 11 - South Gate Overview Camera System is already Windows 11 - Breakdown for South Gate LPR System - Currently Windows 7		
1	ea	LPR (License Plate Recognition) System, Decoding plates into alphanumeric database	1,700.00	1,700.00T
3	ea	Hard Drive, Internal, 4TB - for Footage Storage	145.00	435.00T
1	ea	Labor - Install and Configure all Equipment	950.00	950.00
		Subtotal:		3,085.00
		- Breakdown for South Gate Monitoring System - Currently Windows 10		
1	ea	GeoVision GV-Center V2 and GV-Edge Recording Manager System	1,600.00	1,600.00T
2	ea	Hard Drive, Internal, 4TB - for Footage Storage	145.00	290.00T
1	ea	Labor - Install and Configure all Equipment	400.00	400.00
		Subtotal:		2,290.00
		- Breakdown for North Gate LPR System - Currently Windows 10		
1	ea	LPR (License Plate Recognition) System, Decoding plates into alphanumeric database	1,700.00	1,700.00T
3	ea	Hard Drive, Internal, 4TB - for Footage Storage	145.00	435.00T
1	ea	Labor - Install and Configure all Equipment	950.00	950.00
		Subtotal:		3,085.00
		- Breakdown for North Gate Overview Camera NVR System - Currently Windows 10		
1	ea	NVR (Network Video Recorder) - GeoVision - Up to 32 Cameras	1,600.00	1,600.00T
4	ea	Hard Drive, Internal, 4TB - for Footage Storage	145.00	580.00T
1	ea	Labor - Install and Configure all Equipment	450.00	450.00
		Subtotal:		2,630.00
		- Breakdown for WTP Camera NVR System - Currently Windows 10		
1	ea	NVR (Network Video Recorder) - GeoVision - Up to 32 Cameras	1,600.00	1,600.00T
4	ea	Hard Drive, Internal, 4TB - for Footage Storage	145.00	580.00T
1	ea	Labor - Install and Configure all Equipment	500.00	500.00
		Subtotal:		2,680.00
		- Breakdown for Village Intersection Camera NVR System - Currently Windows 10		
1	ea	NVR (Network Video Recorder) - GeoVision - Up to 18 Cameras	1,400.00	1,400.00T
2	ea	Hard Drive, Internal, 1TB	145.00	290.00T
1	ea	Labor - Install and Configure all Equipment	400.00	400.00
		Subtotal:		2,090.00
		-		
1	ea	Discount IF proceeding with ALL of the above	-300.00	-300.00

Please Read: This estimate assumes that no additional requirements other than what is required by the California State License Board are required. If additional memberships, certifications or resulting insurance is needed, it is to be paid for by the requesting party. Payment Terms: Net 30 days. Any late payment and/or held payment due to undisclosed requirements is subject to an interest charge of 5% per month. System functionality may expire or be disabled due to non-payment.

All Networking configurations to be done in-house and verified by customers IT department or Consultant.
Watchdogs Surveillance is not an IT consultant and is not liable for any Networking configuration.

Subtotal \$15,560.00

Any required permits responsibility of owner.

Estimate valid for 30 days. All prices are subject to change without notice.

Sales Tax (7.75%) \$946.28

Accepted By:

Accepted Date:

Total \$16,506.28

Suggested Surveillance Camera Placement



Camera
View
Area



Camera
View
Area



Actual camera views are wider and further than shown. | ● 'House' Power – by others | ● Internet – by others

Watchdogs Surveillance

916.296.6523

Lic.#890079

MEMORANDUM

Date: October 31, 2025
To: Board of Directors
From: Branden Arino, Administrative Security Sergeant
Subject: Security Update Report for the Month of October

OPERATIONS UPDATES

The Department is currently working on the following projects:

- There are currently 2 available positions for a full-time Security Patrol Officer as well as full-time Gate Officer.
- Currently we have 5 part-time gate officers and 6 full-time gate officers.
- 3 full-time patrol officers.
- 14 employees in total.
- 5 Probationary employees.
- Purchase order for approved Patrol Eyes Body Cameras was submitted.
- Patrol vehicle #52 battery was replaced.
- Coverage for Halloween was worked into the schedule to assist with safe and secure activities.
- Spoke with ABDI representative about concerns regarding service and upgrading current software to incorporate AI LPR at both gates to speed up productivity, proposal is being worked on.
- Quotes were provided by Motorola to obtain new two-way radios; current radios are obsolete and unable to be repaired by Motorola.

Rancho Murieta Association activity:

We continue to work with the RMA Leadership on a regular basis. Our focus is to improve our level of service and have positive contact with residents. The following list is the current focus of our meetings.

- General non-arch rules enforcement (see Violation Summary Report)
- Speed enforcement –enforcement missions conducted each week in accreditation with RMA.
- Met with RMA Compliance Officer C. Smith to discuss possible beneficial visits to other gated communities / CSD staff will have the opportunity to learn about similar community operations in security, office structure, and type of software being used at those facilities. C. Smith will make phone calls to coordinate tours.

Rancho Murieta Association
Violation Item Summary Report -- 2025
(This report includes RMA & CSD issued violations)

	Jan		Feb		March		April		May		June		July	
Violation Item Summary Report	CSD	RMA	CSD	RMA	CSD	RMA	CSD	RMA	CSD	RMA	CSD	RMA	CSD	RMA
Motor vehicle violations:														
Carrying Passengers														
Motorcycle														
No drivers license					1	0								
Speeding	0	56	0	66	0	36	0	57	0	53	0	60	0	155
Speeding - twice speed limit												2		
Stop signs	0	1	0	1	0	7	0	7	0	6	2	7	0	3
Bus stop signs														
Use of streets	0	1												
Parking:														
Driveway parking	0	1									0	29	0	22
Guest parking	0	1	2	0	1	0	3	0	1	0				
Overnight street parking	7	4	5	0	5	0	6	0	2	0	3	9	0	4
Unauthorized Vehicle (24 hr pass)	1	0	0	1	1	0	5	0	2	2	3		0	1
No Parking Areas														
Accumulation/dumping of debris	1	1	0	1	0	1								
Boat Usage							1	0	0	2			1	0
Barbeques, open fires, bonfires	1	0									1	0		
Carrying passengers/overloaded cart														
Chickens					0	1								
Commercial vehicle lettering														
Construction overnight parking														
Discharge of firearm														
Dwelling exterior alterations														
Failure to identify														
Golf Cart Decals														
Guest w/o resident in comm areas	1	0					2	0			2	0	1	0
Home business activities														
Interference-Identification RMA/RMCSD											1	0		
Noxious activities	0	1									0	1	0	1
Open garage doors									0	4			0	1
Park hours / curfew	6	0	1	0	4	0	2	0	6		11	0	6	
Pets - off leash / teathered / noise	0	2							0	2	0	1	0	2
Property maintenance	0	6	0	5	0	15	0	16	0	17	0	13	0	21
Sign rules					0	1	0	1						
Sports equip/trampoline/basketball														
Storage of building materials	0	1												
Stored vehicles	0	2			0	2	0	1	0	1	1	1	1	2
Trash containers	0	1												
Unlawful Activity	0	1					0	11	0	1	1			
Use of common areas & facilities														
Use of Fireworks														
Vandalism														
Vehicle repair or maintenance														
Working days & hours														
Total Violations	17	79	8	74	12	63	19	93	11	88	25	123	9	212
Citations written by RMCSD		17		8		12		19		11		25		9
Citations written by RMA		79		74		63		93		88		123		212
Total Violations		96		82		75		112		99		148		221

	August		September		October		November		December		Totals	
Violation Item Summary Report	CSD	RMA	CSD	RMA	CSD	RMA	CSD	RMA	CSD	RMA	CSD	RMA
Motor vehicle violations:												
Carrying Passengers											0	0
Motorcycle											0	0
No drivers license											1	0
Speeding	0	77	0	74	4	203					4	837
Speeding - twice speed limit											0	2
Stop signs	1	1			1	26					4	59
Bus stop signs											0	0
Use of streets											0	1
Parking:												
Driveway parking	0	11	0	4	0	3					0	70
Guest parking			0	1	0	2					7	4
Overnight street parking					0	4					28	21
Unauthorized Vehicle (24 hr pass)			0	2	0	2					12	8
No Parking Areas											0	0
Accumulation/dumping of debris											1	3
Boat Usage											2	2
Barbeques, open fires, bonfires											2	0
Carrying passengers/overloaded cart											0	0
Chickens											0	1
Commercial vehicle lettering											0	0
Construction overnight parking											0	0
Discharge of firearm											0	0
Dwelling exterior alterations											0	0
Failure to identify											0	0
Golf Cart Decals											0	0
Guest w/o resident in comm areas	0	1			1	0					7	1
Home business activities											0	0
Interference-Identification RMA/RMCSD											1	0
Noxious activities	1		1	0							2	3
Open garage doors											0	5
Park hours / curfew	3	0			2	0					41	0
Pets - off leash / teathered / noise					1	1					1	8
Property maintenance	0	2	0	3	0	6					0	104
Sign rules											0	2
Sports equip/trampoline/basketball											0	0
Storage of building materials											0	1
Stored vehicles					1						3	9
Trash containers			0	1							0	2
Unlawful Activity											1	13
Use of common areas & facilities			0	1	0	2					0	3
Use of Fireworks											0	0
Vandalism											0	0
Vehicle repair or maintenance											0	0
Working days & hours											0	0
Total Violations	5	92	1	86	10	249	0	0	0	0	117	1159
Citations written by RMCSD		5		1		10		0		0		117
Citations written by RMA		92		86		249		0		0		1159
Total Violations		97		87		259		0		0		1276

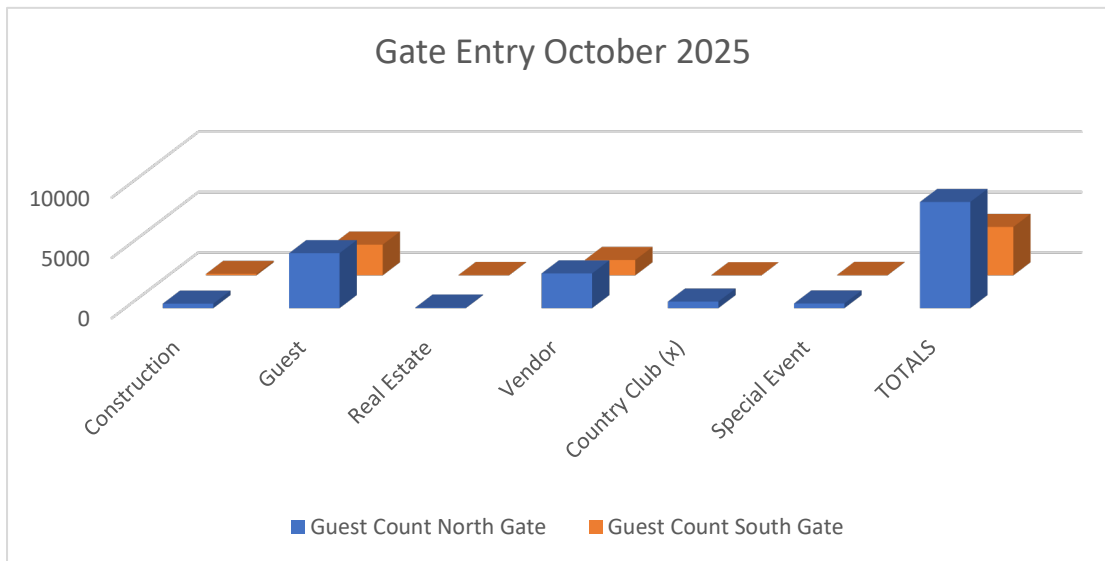
Gate Entries by Type

10/1/2025 - 10/31/2025

Pass Type	Guest Count North Gate	Guest Count South Gate	Count by Pass Type
Construction	376	122	498
Guest	4,561	2,548	7,109
Real Estate	49	29	78
Vendor	2,882	1,276	4,158
Country Club (x)	549	4	553
Special Event	388	36	424
TOTALS	8,805	4,015	12,820

Prior Month Totals:

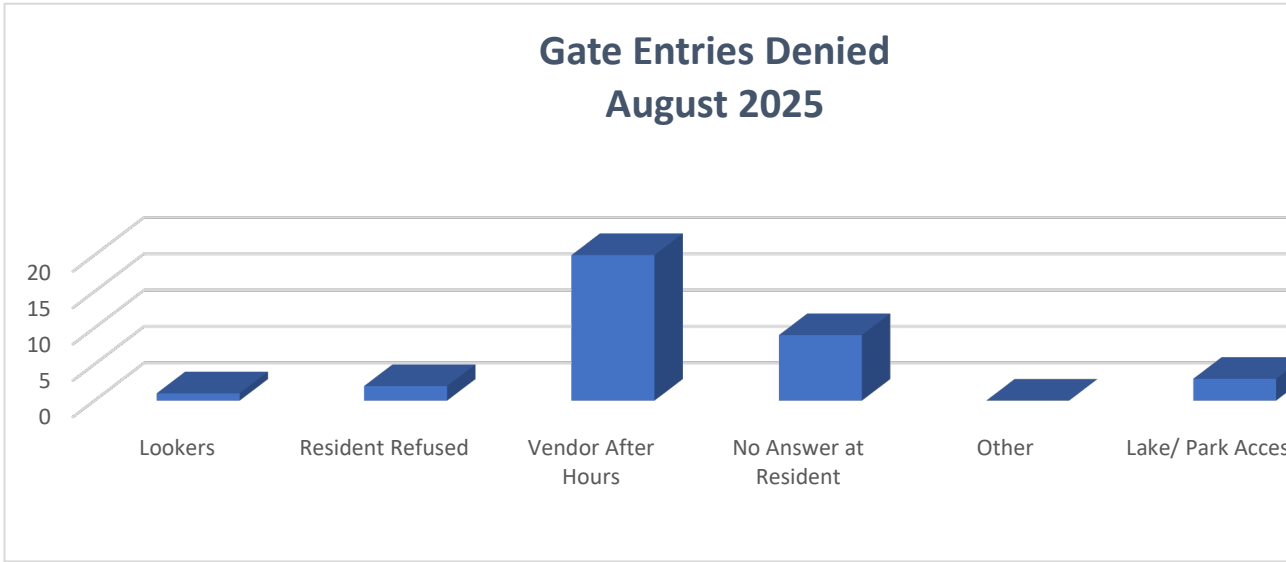
9,474	4,805	14,279
--------------	--------------	---------------



Gate Entries Denied
October 1-31, 2025

	Lookers	Resident Refused	Vendor After Hours	No Answer at Resident	Other	Lake/ Park Access
All Gates	1	2	20	9	0	3

Prior Month Totals: 9 7 28 10 6 2



**Rancho Murieta CSD Security**

15160 Jackson Rd

Rancho Murieta, CA 95662

Cases - Breakdown by Type

ABANDONE D DISABLE D VEH	1
ALARM	6
ANIMAL COMPLAINT	14
CIT ATION	7
DIST URBAN CE	2
E SCORT	2
EXTRA PATROL	89
FOLLOW UP	3
GUN SHOT S	1
INT OXICATED PERSON	1
JUVENILE DE LIQUE NCY	1
LOST/FOUND PROPE RT Y	4
MEDICAL AID	1
MISCE LLANE OUS	7
PE TTY THE FT	1
REFUSED E NTRY	35
RE SIDE NT COMPLAINT	14
RMA RULE VIOLATION	4
SPEE DING COMPLAINT	3
ST OP SIGN VIOLATION	2
SUSPICIOUS ACTIVIT Y	1
SUSPICIOUS VEHICLE	1
TRAFFIC ENFORCE ME NT	7
TRE SPASSING	3

**Cases - Breakdown by Type**

From 10/1/2025 to 10/30/2025

Page 1 of 2

10/30/2025 10:22:05 AM

VANDALISM	2
VEHICLE ACCIDENT	6
WATER LEAK	6
WELFARE CHECK	2
Total	226





Rancho Murieta Community Services District

15160 Jackson Road • P.O. Box 1050 Rancho Murieta, CA 95683 • 916-354-3700 • Fax 916-354-2082

Visit our website www.rmcsd.com

October 2025 Incidents of Note

On Tuesday October 14, 2025, at approximately 6:30 p.m., a traffic collision with injuries occurred on Jackson Hwy at Stonehouse Rd. with vehicles blocking traffic until 8:00 p.m. There was one person injured and was transported to the hospital by ambulance. RMCS D Security Patrol Officers Perepelka and Davis were on scene assisting with traffic control during the course of the incident.

On Wednesday October 29, 2025, at approximately 6:45 p.m., South Gate Officer Labrado received a call from a neighbor on Cazador asking for welfare check on a neighbor due to not being able to contact the nearby neighbor for a few days. Officer Labrado forwarded the call to on duty Security Patrol Officers Perepelka and Davis. Both officers checked the home finding all points of entry secure. The reporting party was contacted who in return contacted the daughter of the neighbor in question gaining permission to make entry. Sacramento County Sheriff's Department was also contacted about the situation and responded to take over the scene. Deputies then made entry into the home finding the resident deceased.

Serving the Community for over 30 years

Board of Directors: John Merchant, President •, Linda Butler, Vice-President • Randy Jenco • Tim Maybee • Bill Gere

Gate Procedure

G). RESIDENTS' GUEST ACCESS

Guests of RMA members will be allowed access by entering thru the visitors' lane and obtaining a guest pass:

- 1) Residents **SHALL ALWAYS** call the gate in advance or provide a list (for larger groups) to the gate for entry using their PIN number.
- 2) Guests that are on the permanent guest list.
- 3) The resident may authorize guest(s) who are not on the permanent guest list by calling the gate officer.
- 4) Guest(s) driving an "unauthorized vehicle" will be issued one 24-hour pass if staying overnight. They will be allowed 3 passes per 30-day period, but each pass must be at least 24 hours apart. (Non-consecutive)
- 5) Approved non-RMA members and drivers of vehicles without bar codes shall be issued a Guest Pass when attending a community event. Guest Passes are subject to the limitations as outlined below (see Access System).
- 6) Guest(s) may be required to show identification to the Gate Officer.
- 7) Residents may maintain a permanent guest list with a maximum of 8 names.
- 8) A minor/dependant or adult living with a resident may authorize guest access if he/she provides the PIN to the Gate Officer.

L). GENERAL ACCESS

This category includes all landscapers, vendors, deliveries, service calls, routine maintenance, household employees, etc. They will be allowed access through the visitor's gate between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. Saturday and will permit parking at the residence where the service is performed. If a person or persons entering Rancho Murieta on a general access pass is found at a location not authorized, they will be asked to leave and may not re-enter the community until a determination has been made by the RMA that they can abide by this rule.

The access hours do not apply to caregivers, medical personal, house sitters or babysitters if arrangements have been made with the Gate Officer prior to entry.

SECURITY IMPACT FEES

Rancho Murieta CSD - Preliminary subject to Change							
Reserve Analysis / Reconciliation of Net Position	SECURITY FUND (500)						
	RESTRICTED FOR CAPITAL PROJECTS			UNRESTRICTED			
Description	Security Impact Fee Reserve 500-2513-	Capital Improvement Reserve 500-2510	Capital Replacement Reserve 500-2505-	Capital Improvement Reserve (NEGATIVE) 500-2510-	Property Tax Assessment Reserves 500-2807	Designated at Board's Discretion 500-2805-	Unrestricted 500-2800-
Ending Balance FY 22 (Audited)	\$ 67,469	\$ -	\$ -	\$ (90,663)	\$ -	\$ 326,814	\$ (63,000)
			\$ 67,469				\$ 173,151
FY23							
Connection fees- CAPITAL IMPROVEMENTS (FD200)				587			(587)
Connection fees - SECURITY IMPACT FEE	3,600						(3,600)
Interest earnings on LAIF & CAMP -see rev info below...	11,688			1,907			(13,595)
Total annual change	15,288	-	-	2,495	-	-	(17,782)
Ending Balance	\$ 82,757	\$ -	\$ -	\$ (88,168)	\$ -	\$ 326,814	\$ (80,782)
cash account gl			\$ 82,757				\$ 157,863
FY 24							
Connection fees- CAPITAL IMPROVEMENTS (FD200)				2,240			(2,240)
Connection fees - SECURITY IMPACT FEE	19,200						(19,200)
Interest earnings on LAIF & CAMP -see rev info below...	4,797			560			(5,357)
Total annual change	23,997	-	-	2,800	-	-	(26,798)
Ending Balance	\$ 106,754	\$ -	\$ -	\$ (85,368)	\$ -	\$ 326,814	\$ (107,580)
cash account gl			\$ 106,754				\$ 133,866

BAR CODES UPDATE: Nov. 6th, 2025

Staff introduced Ordinance O2024-02 to add section 10, implementing a Bar Code Fee to residents behind the gates to Chapter 21 of District Code at the November 20, 2024 Board meeting. The Board wanted to ensure that the Community was well informed of the changes that would be made prior to the implementation of the new fee. By May of 2025, it was discovered that much research needed to be done, and Staff was not ready to implement this fee. The legwork has been completed, and Staff now has a plan to implement the fee, and the Ordinance O2025-02 will be introduced at the November 19, 2025 Board meeting.

Phase I – It has been determined that our security software provider ABDi (Applications By Design Inc.) is able to acquire data from our program that will allow us to determine bar codes that have not been used for the last year (365 days).

What this means is that we will be able to determine more accurately how many active bar codes are available for Budget purposes and for implementing the program. It also means that we are able to put a plan in place to begin the billing process.

We will be informing residents of these plans through the following channels:

- Website
- Pipeline
- Facebook page
- Security Committee meeting Nov. 6th 2025
- Nov.19th Board Meeting
- Direct contact thru RMCSD.

Phase II – we will shut down any Barcode that has not been used in the past 365 days (1 year). Effective Dec 1st 2025.

If you are not sure or if you don't know if this will affect a vehicle in your possession and/or use, you will be able to contact RMCSD and we will assist you.

Depending on the complexity of adding the barcode fee to the billing software, we are hopeful that on January 25, 2025 we will begin the process for billing the one time, \$10.00 charge per vehicle on your February 2026 RMCSD bill. We will also implement the Initial Purchase Price for residents of \$25.00 per vehicle.

If there are changes or revisions to this process, we will alert you asap.

SECURITY MEETING UPDATES-NOV.6,2025

1. Brandon –Report

2.Security Operations: All projects and issues are subject to the 2025/2026 Budget.

- Mike Martel brought the Security Impact Fee concerns to our attention. We need to investigate the history and information from previous Audits to determine our actual accounting situation(how much have we had, what have we spent, what was it spent on, what is left? Cecilia has prepared a spread sheet that addresses some information on **Security Impact fees** as we know them.
- With that understanding the Security budget presents some confusion. We have been working on the **Bar Code** program which has also presented the need for budgetary clarification. Cecilia has had to operate with a Budget the previous Financial manager was presenting. Amelia and Branden have been able to use our reporting program-ABDi-to extrapolate data that will give us a more accurate assessment of what we will gain in revenue with the **Bar Code** program. Presented by Amelia.

3.Expenditures:

- Radio and gate arm replacement expenditures are dependent on availability of funds. Holding off on these items
We are currently using ABDi reporting program. They cover both the Gates and Patrol, but we are not sure how long they are going to be available.
We are in search of a new program that covers both Gates and Patrol reporting program. Branden is still researching programs, one in particular called Go Access seems exemplarily. Currently they do not have a patrol program but have indicated that they are working on it.

4. It was also suggested that the Security Dept. needs a Plan. To that end the committee would like to assemble a work group. The first project in this work

group would be collaboration with RMA to revisit and resume work on the community Camera project. We would like to invite the following people to participate in this group: Rod Hart, RMA GM: Chris Smith- Compliance Officer- RMA: Branden Arino-RMCSD Security Sargent: Mike Martel-Resident and long time community contributor and Linda Butler Security Committee Chair. An email has been sent from me to perspective participants to determine their interest. The group would be compiling information regarding what we have, our needs, what is available to fit our needs and costs involved.

The Committee would like to go forward on this project with the Board's permission.

Update on the Special Security Board Meeting –Structure and Operations

- Meeting postponed due to information and time constraints
- Reschedule
- Outline:

Part 1- recent history, alternative program

Part 2-Observe and Report –adapt to RM needs

Part 3. Job Descriptions and Equipment

Part 4. Training (Onsite and Security Manual)

Communications Committee Update– Nov. 6, 2025

1. Reviewed Current Website Reports
2. Pipeline :
 - Highlight Water- overall and specific to season
 - The Good News – long overdue office clean up
 - Gate Entrance Rules – work in progress
3. District Building Landscape Project – Garden Club would like to participate with us in this project but can't commit to funding. We need to have more information, and to find funding. For the time being we could put together tentative ideas for the areas.
 - Phase I – front of the building facing Hwy 16, cleanup, possible plans for the area(simple). Cost, \$\$
 - Smaller area (right side of the building as you face the entrance). Demonstration and community use area(has water).
4. Communication with the Community – comprehensive Letter with Magnet 3 parts:
 - a. definitions of organizations in community RMA,CSD who does what. Additional HOA's, who to call for what etc.
 - b. Living in a gated community- responsibility, CC&R's, State and Federal rules, being a good neighbor etc.
 - c. CC&R important non- arc rules separate reference sheet.
5. Welcome packets .

Projects dependent on budget /funding opportunities.

Personnel Committee Meeting Report – Nov. 13, 2025

The only item on the agenda was the preparation for the hiring of a **General Manager**. This is a multifaceted task with several components. Historically over at least the past 8 years we have had a series of GM's that have left the District in confusion and mistrust. The Committee agreed that this cannot happen again.

1. There was agreement that selecting a candidate for the position should be a deliberate and thorough process, that we should not be looking for a "place holder."
2. We must be cognizant of our specific needs in the RM District and that as a District, we need a "General" manager for the whole district. Experience or knowledge in specific areas could be helpful, but should not be a determining factor.
3. There will be a learning curve for anyone we hire. We must have a plan for training and support as well as clear expectations and regular evaluations. It is irresponsible for the Board to hire someone, hand them the keys and say "have at it".
4. The relationship between the Board and the General Manager in our District can be **adaptable**. Attached please find the following:
West's Annotated California Codes for Community Service Districts- #61051
General Manager's duties and the General Manager's relationship to the Board.

A. Task #1- Consider the following District Preferences when examining candidates:

- Willingness to make a 5 yr. commitment to the District.
- A candidate with management experience. If possible knowledge of/ or experience in a CSD Agency.
- A willingness to acquire knowledge of the District/Community, current and historical.
- A willingness to work collaboratively with Staff and Board.

- A commitment to resolving issues and problems for the benefit of the community.
- Someone who **will** understand and observe the policies of the District.
- An understanding that this position does not as a general rule, facilitate remote work.

Task #2 – Job Description and Job Duties – review and rewrite:

- Gather information from past GM job descriptions and job duties(they are different). Include Position Preferences and any other pertinent information necessary. Work in collaboration with HR to Go to develop the new GM Job Description, to scrutinize documents for compliance with all legal requirements, to prepare a contract, and to clearly present the GM Position to perspective candidates.
- Board Review-?
- Contract with an Executive Recruiter-Robert Half- do a candidate search. Make sure that search includes a resume, reference checks(letters of reference) and a BACKGROUND CHECK.

Task #3- Hiring

- **Robert Half-prescreening candidates**
- **Bring best 5 candidates information to the Board.**
- **Board review - pick best three to interview**
- **Choose a candidate for the position, make an offer, get a signed contract.**

Start over if there no appropriate/qualified candidates.

West's Annotated California Codes
Government Code (Refs & Annos)
Title 6. Districts (Refs & Annos)
Division 3. Community Services Districts (Refs & Annos)
Part 2. Internal Organization (Refs & Annos)
Chapter 4. District Officers (Refs & Annos)

West's Ann.Cal.Gov.Code § 61050

§ 61050. General manager and treasurer; appointment; compensation; bonding

Currentness

(a) The board of directors shall appoint a general manager.

(b) The county treasurer of the principal county shall serve as the treasurer of the district. If the board of directors designates an alternative depository pursuant to Section 61053, the board of directors shall appoint a district treasurer who shall serve in place of the county treasurer.

(c) The board of directors may appoint the same person to be the general manager and the district treasurer.

(d) The general manager and the district treasurer, if any, shall serve at the pleasure of the board of directors.

(e) The board of directors shall set the compensation, if any, for the general manager and the district treasurer, if any.

(f) The board of directors may require the general manager to be bonded. The board of directors shall require the district treasurer, if any, to be bonded. The district shall pay the cost of the bonds.

Credits

(Added by Stats.2005, c. 249 (S.B.135), § 3.)

West's Annotated California Codes
Government Code (Refs & Annos)
Title 6. Districts (Refs & Annos)
Division 3. Community Services Districts (Refs & Annos)
Part 2. Internal Organization (Refs & Annos)
Chapter 4. District Officers (Refs & Annos)

West's Ann.Cal.Gov.Code § 61051

§ 61051. General manager's duties

Currentness

The general manager shall be responsible for all of the following:

- (a) The implementation of the policies established by the board of directors for the operation of the district.
- (b) The appointment, supervision, discipline, and dismissal of the district's employees, consistent with the employee relations system established by the board of directors.
- (c) The supervision of the district's facilities and services.
- (d) *The supervision of the district's finances.*

Credits

(Added by Stats.2005, c. 249 (S.B.135), § 3.)

West's Ann. Cal. Gov. Code § 61051, CA GOVT § 61051
Current with Ch. 1 of 2023-24 2nd Ex.Sess, and all laws through Ch. 1017 of 2024 Reg.Sess.

End of Document

© 2025 Thomson Reuters. No claim to original U.S. Government Works.

Summary Of Ad Hoc Committee Actions In Support of Interim Staff and the Director of Finance and Accounting. November 2025

Below are issues in which Director Gere and/or myself attended meeting or offered advice or personal recollections of District actions and District history. Staff and District Council also attended this meeting. Discussed were:

1. The requirement of the Residences developers to contribute to the 670 Group agreement for both contributions to the WTP 1 expansion (completed in 2014) and to the shortfall agreement payments required by the 670
2. A suggestion that the eligibility of the "RM 205 eligibility to receive reimbursement from the 670 agreement be reviewed
3. A suggestion that a dispute by the Residences over the above eligibility be mitigated with an indemnity agreement absolving RMCSD in any dispute over this outcome
4. The necessity of either an indemnity agreement or an actual payment of the water plant contribution would be required to allow the resumption an issuance of water meters to the Residences.

Unceasing communications with Residences, District Council, the 670 Administrator and District Staff continued through the month.

No action was taken but action will be required by the board to resolve these issues in executive session.

President Merchant met with District staff, HR to Go, the Interim GM and the Director of Finance to discuss issues surrounding various aspects of personnel that overlap Finance and the personnel responsibilities of operational staff.

Several issues were discussed by Director Gere and/or President Merchant throughout the month concerning

1. Lunch break clock out and California law
2. Improper allocation of sick leave and reimbursements
3. Systems (IT) support and overdue issuance of updated IT equipment and phones
4. Research of the 670 Group line of succession of corporate participants, bankrupt entities, and current ownership

A weekly staff (management) meeting was established and will be conducted weekly. Director Gere and President Merchant attended the first of these. The meeting is designed to discuss current projects and problems.

Union "cease and desist" requests are being reviewed as they relate to the accountability of time worked. Staff has implemented the tracking of time that will replace the filling out of a written timesheet. The Union has objected to this update to 21st century accountability for time. A meeting of the Union will take place between

District Council and executive staff. Director Gere and President Merchant suggested a review of the contract which we do not believe allows for the Union to demand a specific and archaic tracking of time in the present union contract. Staff and District Council will present this to the board upon completion of a review.

President Merchant approved a request to immediately repair a 125HP pump that is used to transfer water to Lake Calero from the Cosumnes River. President Merchant also approved a substantial cleanup and repair of Lift Station 6B. This may evolve into a project with a cost of \$250,000

Travis Bohannon, Amelia Wilder and President Merchant met with County Planning Staff at the County Offices. This was a meeting requested by the County to get an update on our water issues. We discussed the procedure for the issuance of a Water Supply Assessment. We asked if it can be delayed once the application is deemed to be complete. The County does not have that answer and will get back to us. We are now on the sixth planner to administer this project.

Director Gere and President Merchant denied a request from the Residences Development to review the indemnification agreement for the 670 reimbursement of the District until such time as the board has reviewed and approved it.

President Merchant and Director Gere met at the request of our Director of Finance to discuss the categorization of our various reserve funds. Some of these funds are reflected in policies dating to 2012. They are obsolete and unused. The board will, when this is fully resolved, be asked to remind and reapprove several reserve policies.

RMCS D Lift Stations Update

Cantova: Lift station was rehabbed in 2019. Needs new generator and transfer switch.

FAA: Will at some point need to have sewer pumps replaced and new PLC panel. Needs generator.

Main Lift North: Was rehabbed in 2012. We have a spare pump.

Alameda: Currently being rehabbed.

Starter Shack: Needs to be rehabbed. Not an emergency, only takes care of golf course hole #1 restrooms.

6B: Currently looking for 10" pipe to connect to.

3B: Rehabbed 4 years ago with new pumps and panel.

6A: Pumps and panel were replaced. Asphalt is sinking and needs to be replaced.

Granlees: Pumps need pulled and inspected.

Main Lift South: Just installed spare pump and replaced piping in sewer wetwell. All 5 storm drain pumps were rebuilt 12 years ago. Need to replace spare pump.

Greens lift station: Ground is sinking and the panel is leaning.

Crest: Lift station in good shape.

MEMORANDUM

Date: November 17, 2025
To: Board of Directors
From: Amelia Wilder, Interim General Manager
Subject: Acceptance of Infrastructure for Riverview Phase 2

Proposed Action

Staff is requesting that the Board approve Resolution R2025-12 accepting water, sewer and storm utility infrastructure from the Riverview Phase 2 development and to direct and authorize the General Manager to sign the Bill of Sale that will officially accept the infrastructure from the Reynen and Bardis Homes.

Background

1. Reynen and Bardis Homes (developer) has requested District acceptance of water, sewer, and drainage infrastructure
2. Per Policy 2009-04 the Developer shall provide the following prior to the acceptance of infrastructure:

a. Inspection “walk-through” – *Completed Punch lists*

Staff have verified that the utility infrastructure has been installed per District standards for Riverview Phase 2. The District has also received record drawings and associated AutoCAD files.

b. 1-year warranty bond for 10% of the value of improvements

The Developer will provide warranty bond with the District that covers all developed assets (including utilities) to length of (1) year from the time at which Riverview Phase 2 utility infrastructure are accepted by the District. Prior to the end of the 1-year warranty period, staff will inspect utilities for any deficiencies that may need to be corrected.

Staff have received the value of the infrastructure from the Developer so that the District can bring in the value of the infrastructure as assets for depreciation and as future replacement value.

c. Easements and Dedications recorded

Staff will verify that any public utility right of way easements have been recorded.

3. Once all the acceptance items are completed, a Resolution will need to be approved by the Board to accept the infrastructure and the General Manager will need to be directed to enter into a Bill of Sale (transfer agreement) with the Developer.

RESOLUTION NO. R2025-12

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT
ACCEPTING COMPLETED UTILITY SYSTEM IMPROVEMENTS for RIVERVIEW
PHASE 2**

Property Owner Name and Address	Reynen & Bardis Homes 350 University Ave Sacramento, CA 95825
Type and Size of Development Project (include no. of dwelling units or edus)	Riverview Phase 2 __ Single Family Dwellings and _____SF of open space and landscaping.
Development Project Real Property	_____ Co. APN(s): See attached map, Exhibit A
Date of Developer Agreement	November 4, 2019

WHEREAS, the District and the property owner named above (“Developer”) have approved the Developer Agreement Concerning Construction and Transfer of Utility System Improvements dated as indicated above and for the development project described above (the “Agreement”);

WHEREAS, Developer through a contractor has completed the construction and installation of the utility system improvements (described as the “Work” in the Agreement) in accordance with the terms and conditions of the Agreement;

WHEREAS, the District engineer has finally inspected, tested and approved the completed Work on behalf of the District, and the engineer has recommended acceptance of the Work by the District;

WHEREAS, the Developer has transferred all of its right, title and interest in the Work to the District by way of a Bill of Sale dated November 19, 2025 (“Bill of Sale”);

WHEREAS, the District finds that all preconditions of the Agreement to the transfer of the Work have been satisfied, and that the District is now ready and able to accept the completed Work and Bill of Sale pursuant to the Agreement;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Rancho Murieta Community Services District as follows:

1. The District accepts the Bill of Sale from the Developer.
2. The District accepts the completed Work pursuant to the terms of the Agreement.

3. After the date of this resolution, the District (a) will own, operate and maintain the District-Owned Improvements portion of the Work as described in the Agreement and as shown on the District-approved utility system improvement plans for the Work, and (b) provide water, sewer, drainage, solid waste and security service to the development project described above, on and subject to the terms of the Agreement, applicable District ordinances, resolutions, regulations, rules, policies, and rates and charges (as the same may be amended from time to time), and other applicable laws and regulations.

PASSED AND ADOPTED this 19 day of November, 2025 by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

John Merchant, President

Attest:

Dyanne Fleet,
District Secretary/Clerk of the Board

**RANCHO MURIETA COMMUNITY SERVICES DISTRICT
BILL OF SALE
TRANSFERRING UTILITY SYSTEM IMPROVEMENTS**

Property Owner Name and Address	Reynen & Bardis Homes 350 University Ave Sacramento, CA 95825
Type and Size of Development Project (include no. of dwelling units or edus)	Riverview Phase 2 __ Single Family Dwellings and ____SF of open space and landscaping.
Development Project Real Property	_____ Co. APN(s): See attached map, Exhibit A
Date of Developer Agreement	November 4, 2019

Recitals. This Bill of Sale is made with reference to the following recitals:

1. Rancho Murieta Community Services District (“District”) and the property owner named above (“Developer”) have approved the Developer Mainline Extension Agreement dated as indicated above and for the development project described above (the “Agreement”).

2. Developer through a contractor has completed the construction and installation of the utility system improvements (described as the “Work” in the Agreement) in accordance with the terms and conditions of the Agreement.

Transfer. Developer does hereby grant, transfer, convey and deliver to District all of Developer’s right, title and interest in and to the District-Owned Improvements as described in the Agreement and as shown on the District-approved utility system improvement plans for the Work on file in the District office. The transfer of the District-Owned Improvements includes all mains, pipelines, drainage, meters, hydrants, branching pits, manholes, valves, risers, equipment, apparatus, improvements, and other appurtenances that are part of the District-Owned Improvements portion of the Work.

Representations and Warranties. Developer represents and warrants that (1) the Work has been completed in accordance with the approved plans, except as otherwise shown on the as-built drawings furnished to the District, (2) the District-Owned Improvements are free and clear of all liens, encumbrances and other similar claims and that District will acquire by this Bill of Sale good title to Developer’s interests in the District-Owned Improvements free from all liens and encumbrances, (3) Developer has the right and authority to transfer and convey the District-Owned Improvements to District, (4) the District-Owned Improvements are being delivered to District in good operating order and condition, and (5) the person(s) who sign(s) this Bill of Sale is/are duly authorized and empowered by Developer to convey Developer’s interests in the District-Owned

Improvements to District. Developer shall indemnify and hold District harmless from and against any federal, state or local taxes or fees assessed against Developer's interests in the District-Owned Improvements relating to any liability accruing prior to the date of this Bill of Sale. This Bill of Sale shall bind and inure to the benefit of Developer and District and their respective successors and assigns.

Dated: _____, 20__

DEVELOPER

By: _____

_____ *[name]*

_____ *[title]*

Bill of Sale accepted by District:

Dated: _____, 20__

Amelia Wilder, Interim General Manager



Drew Thomas
Reynen & Bardis Homes
350 University Ave. Suite 180
Sacramento, CA 95825

October 27, 2025

RE: RIVERVIEW Phase 2, – RMCSD, Acceptance of Underground Wet Utilities

Mr. Thomas,

The underground water, stormwater and wastewater improvements for the Riverview Phase 2 (Including Lot B) project have been successfully completed, inspected by Rancho Murieta Community Service District (RMCSD) staff and accepted by RMCSD Engineering and Operations. Prior to bringing before the Board for acceptance of the utilities, the following will need to be provided:

1. Completed Record Drawings.
2. Evidence of a 1-year warranty bond for the underground utilities.
3. Actual costs to install the utilities.

An encroachment permit will be required, should any further work need to be performed in the public right of way for this Phase of work.

If you have any questions, please call the District office (916-354-3700) www.ranchomurieta-csd.com

Sincerely,

Joseph Domenichelli
Consulting District Engineer
Domenichelli & Associates, Inc.

Travis Bohanan
Head of Operations
Rancho Murieta Community Services District

RIVERVIEW SCHEDULE OF VALUES PHASE 2A + 2B

ITEM	DESCRIPTION	QTY	UOM	UNIT PRICE	EXT PRICE
STORM DRAINAGE (PH 2A)					
1	36" RCP CL-3	67.00	LF	\$ 220.00	\$ 14,740.00
2	30" RCP CL-3	54.00	LF	\$ 164.50	\$ 8,883.00
3	24" RCP CL-3	48.00	LF	\$ 190.50	\$ 9,144.00
4	18" RCP CL-3	59.00	LF	\$ 156.80	\$ 9,251.20
5	15" RCP CL-3	0.00	LF	\$ 102.90	\$ -
6	24" PVC SDR-35	180.00	LF	\$ 147.80	\$ 26,604.00
7	18" PVC SDR-35	792.00	LF	\$ 125.90	\$ 99,712.80
8	15" PVC SDR-35	882.00	LF	\$ 109.80	\$ 96,843.60
9	12" PVC SDR-35	1393.00	LF	\$ 137.20	\$ 191,119.60
10	12" RCP CLS DI Laterals	17.00	LF	\$ 223.00	\$ 3,791.00
11	60" SDMH	4.00	EA	\$ 11,265.20	\$ 45,060.80
12	48" SDMH	20.00	EA	\$ 7,762.40	\$ 155,248.00
13	36" Inlet RCP FES w/Rip-Rap on Fabric	1.00	EA	\$ 4,861.70	\$ 4,861.70
14	30" Outlet RCP FES w/Rip-Rap on Fabric	1.00	EA	\$ 4,500.30	\$ 4,500.30
15	24" Outlet RCP FES w/Rip-Rap on Fabric	1.00	EA	\$ 2,333.60	\$ 2,333.60
16	18" Outlet RCP FES w/Rip-Rap on Fabric	1.00	EA	\$ 2,132.20	\$ 2,132.20
17	Type B Drop Inlet	25.00	EA	\$ 6,110.40	\$ 152,760.00
18	Type F Drop Inlet	3.00	EA	\$ 4,949.30	\$ 14,847.90
19	Remove Existing 15" SD	22.00	LF	\$ 22.70	\$ 499.40
20	Connect To Existing SD Pipe	3.00	EA	\$ 1,620.30	\$ 4,860.90
STORM DRAINAGE (PH 2A) SUBTOTAL					\$ 847,194.00
SEWER (PH 2A)					
1	Connect To Existing MH	1.00	EA	\$ 1,244.10	\$ 1,244.10
2	8" SDR-26 Onsite	3109.00	LF	\$ 71.40	\$ 221,982.60
3	8" SDR-26 Offsite	81.00	LF	\$ 193.70	\$ 15,689.70
4	6" SDR-26	797.00	LF	\$ 66.50	\$ 53,000.50
5	48" SSMH	18.00	EA	\$ 6,978.50	\$ 125,613.00
6	4" SDR-26 Sewer Service w/Single CO	59.00	EA	\$ 2,240.80	\$ 132,207.20
7	48" Manhole w/ Inside Drop Connection	1.00	EA	\$ 10,170.60	\$ 10,170.60
8	Adjust Existing SSMH To Grade	3.00	EA	\$ 874.70	\$ 2,624.10
9	Remove Existing 6" SS Stub	57.00	LF	\$ 102.70	\$ 5,853.90
10	6" COTG (Karsten Dr STA 24+50)	1.00	EA	\$ 1,601.90	\$ 1,601.90
SEWER (PH 2A) SUBTOTAL					\$ 569,987.60

ITEM	DESCRIPTION	QTY	UOM	UNIT PRICE	EXT PRICE
WATER (PH 2A)					
1	Connect To Existing Water Mains	3.00	EA	\$ 5,115.60	\$ 15,346.80
2	8" PVC C-900	3503.00	LF	\$ 96.10	\$ 336,638.30
3	6" PVC C-900	151.00	LF	\$ 87.70	\$ 13,242.70
4	8" Gate Valve	13.00	EA	\$ 3,700.70	\$ 48,109.10
5	6" Gate Valve	1.00	EA	\$ 2,893.60	\$ 2,893.60
6	Adjust Existing Valves To Grade	4.00	EA	\$ 844.00	\$ 3,376.00
7	1" ARV Assembly	2.00	EA	\$ 2,954.90	\$ 5,909.80
8	2" Blow-Off Valve Assembly	1.00	EA	\$ 2,473.60	\$ 2,473.60
9	Fire Hydrant Assembly	6.00	EA	\$ 17,302.50	\$ 103,815.00
10	1" Poly Residential Water Service	59.00	EA	\$ 3,346.90	\$ 197,467.10
11	Extend Existing ARV to BOW @ Karsten Dr (+/- STA 25+42)	1.00	EA	\$ 8,011.50	\$ 8,011.50
12	Relocate Existing Irrigation Line on Karsten Dr	1.00	LS	\$ 4,686.00	\$ 4,686.00
WATER (PH 2A) SUBTOTAL					\$ 741,969.50
PHASE 2A SUBTOTAL					\$ 2,159,151.10

ITEM	DESCRIPTION	QTY	UOM	UNIT PRICE	EXT PRICE
STORM DRAINAGE (PH 2B)					
1	36" RCP CL-3	0.00	LF	\$ -	\$ -
2	30" RCP CL-3	0.00	LF	\$ -	\$ -
3	24" RCP CL-3	0.00	LF	\$ -	\$ -
4	18" RCP CL-3	0.00	LF	\$ -	\$ -
5	15" RCP CL-3	141.00	LF	\$ 102.90	\$ 14,508.90
6	24" PVC SDR-35	200.00	LF	\$ 147.80	\$ 29,560.00
7	18" PVC SDR-35	505.00	LF	\$ 125.90	\$ 63,579.50
8	15" PVC SDR-35	400.00	LF	\$ 109.80	\$ 43,920.00
9	12" PVC SDR-35	309.00	LF	\$ 137.20	\$ 42,394.80
10	12" RCP CLS DI Laterals	0.00	LF	\$ -	\$ -
11	60" SDMH	2.00	EA	\$ 11,265.20	\$ 22,530.40
12	48" SDMH	4.00	EA	\$ 7,762.40	\$ 31,049.60
13	36" Inlet RCP FES w/Rip-Rap on Fabric	0.00	EA	\$ -	\$ -
14	30" Outlet RCP FES w/Rip-Rap on Fabric	0.00	EA	\$ -	\$ -
15	24" Outlet RCP FES w/Rip-Rap on Fabric	0.00	EA	\$ -	\$ -
16	18" Outlet RCP FES w/Rip-Rap on Fabric	0.00	EA	\$ -	\$ -
17	Type B Drop Inlet	10.00	EA	\$ 6,110.40	\$ 61,104.00
18	Type F Drop Inlet	1.00	EA	\$ 4,949.30	\$ 4,949.30
19	Remove Existing 15" SD	0.00	LF	\$ -	\$ -
20	Connect To Existing SD Pipe	0.00	EA	\$ -	\$ -
STORM DRAINAGE (PH 2B) SUBTOTAL					\$ 313,596.50
SEWER (PH 2B)					
1	Connect To Existing MH	0.00	EA	\$ -	\$ -
2	8" SDR-26 Onsite	1451.00	LF	\$ 71.40	\$ 103,601.40
3	8" SDR-26 Offsite	0.00	LF	\$ -	\$ -
4	6" SDR-26	503.00	LF	\$ 66.50	\$ 33,449.50
5	48" SSMH	12.00	EA	\$ 6,978.50	\$ 83,742.00
6	4" SDR-26 Sewer Service w/Single CO	51.00	EA	\$ 2,240.80	\$ 114,280.80
7	48" Manhole w/ Inside Drop Connection	0.00	EA	\$ -	\$ -
8	Adjust Existing SSMH To Grade	0.00	EA	\$ -	\$ -
9	Remove Existing 6" SS Stub	0.00	LF	\$ -	\$ -
10	6" COTG (Karsten Dr STA 24+50)	0.00	EA	\$ -	\$ -
SEWER (PH 2B) SUBTOTAL					\$ 335,073.70

ITEM	DESCRIPTION	QTY	UOM	UNIT PRICE	EXT PRICE
WATER (PH 2B)					
1	Connect To Existing Water Mains	1.00	EA	\$ 5,115.60	\$ 5,115.60
2	8" PVC C-900	2500.00	LF	\$ 96.10	\$ 240,250.00
3	6" PVC C-900	0.00	LF	\$ 87.70	\$ -
4	8" Gate Valve	11.00	EA	\$ 3,700.70	\$ 40,707.70
5	6" Gate Valve	0.00	EA	\$ -	\$ -
6	Adjust Existing Valves To Grade	0.00	EA	\$ -	\$ -
7	1" ARV Assembly	1.00	EA	\$ 2,954.90	\$ 2,954.90
8	2" Blow-Off Valve Assembly	0.00	EA	\$ -	\$ -
9	Fire Hydrant Assembly	8.00	EA	\$ 17,302.50	\$ 138,420.00
10	1" Poly Residential Water Service	51.00	EA	\$ 3,346.90	\$ 170,691.90
11	Extend Existing ARV to BOW @ Karsten Dr (+/- STA 25+42)	0.00	EA	\$ -	\$ -
12	Relocate Existing Irrigation Line on Karsten Dr	0.00	LS	\$ -	\$ -
WATER (PH 2B) SUBTOTAL					\$ 598,140.10
PHASE 2B SUBTOTAL					\$ 1,246,810.30
PHASE 2A + 2B TOTAL					\$ 3,405,961.40

Note: The cost shown are intended for valuation purposes only for work associated with Rancho Murieta Community Services District, for system maintenance of the sewer, water, and storm drain improvements.

RESOLUTION R2025-13

A RESOLUTION AUTHORIZING THE DISTRICT TO ENTER INTO AN AGREEMENT WITH WATCHDOGS SURVEILLANCE FOR REPLACEMENT OF THE SURVEILLANCE HARDWARE AND SYSTEM UPDATES, APPROVE CIP#23-23-02, APPROPRIATE FUNDS IN THE AMOUNT OF \$23,163.28 AND AUTHORIZING THE GENERAL MANAGER TO EXECUTE THE AGREEMENT ON BEHALF OF THE DISTRICT

WHEREAS, The District has identified the need to replace the surveillance hardware and provide system updates; and

WHEREAS, The District discovered that surveillance hardware in use is at end-of-life and not capable of running Windows 11, and staff continues to work to keep it running; and

WHEREAS, The District has located a replacement surveillance system with Watchdogs Surveillance; and

WHEREAS, The District has verified that Watchdog Surveillance is RMCS D's vendor therefore this will be a sole source purchase; and

NOW, THEREFORE, THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT DOES HEREBY RESOLVE AS FOLLOWS:

1. Authorize the General Manager to enter into sole source procurement and to sign and execute the agreement, and amendments thereto, with Watchdogs Surveillance in the amount not to exceed \$23,163.96, attached as Exhibit 1.
2. Authorize a transfer of funds in the amount of \$26,638.55 from Capital Improvement Reserve - Water to include the cost of the proposal in the amount of \$23,163.96, plus a 15% contingency for a total project cost of \$26,638.55 and appropriate funds.
3. The General Manager is authorized to all necessary and appropriate actions to carry out the purpose and intent of this resolution.

PASSED AND ADOPTED this 19th day of November 2025, by the following roll call vote:

Ayes:

Noes: None

Absent:

Abstain: None

John Merchant, President

Rancho Murieta Community Services District

[SEAL]

Attest:

Dyanne Fleet

Interim District Secretary/Clerk of the Board



Watchdogs Surveillance

1544 Manasco Cir.
Folsom, CA 95630
Lic. #890079

916-296-6523

Estimate

Date	Estimate #
10/8/2025	25100805

WatchdogsSurveillance.com

or e z link
WhyCCTV.com

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

Please note that the State of California requires a State
Contractors License to install surveillance equipment.
Licensed contractors always carry liability insurance.

Qty	U/M	Description	Rate	Total
1	ea	Estimate for surveillance systems at Water Tank		
1	ea	Enclosure, 3R (rain proof) with forced air ventilation	350.00	350.00T
1	ea	NVR (Network Video Recorder) - GeoVision - Rugged Fanless	1,950.00	1,950.00T
		94-NPM01-16A Mobile NVR		
2	ea	Hard Drive, Internal, 2TB, 2.5"	125.00	250.00T
1	ea	Monitor, LCD Display - small	85.00	85.00T
1		eWaste Recycling Fee for Monitor (15" to 35")	4.00	4.00
1	ea	PoE+ Switch, 5-Port Hardened Industrial, -30 ~ 70 °C	235.00	235.00T
2	ea	Camera, IP, Vandal Proof Dome, Super Low Light 4.0 Megapixel	230.00	460.00T
1	ea	180° View Camera, IP, 5MP H.265 Super Low Lux WDR Pro IR Geovision	310.00	310.00T
3	ea	Mount, Wall for Vandal Dome	42.00	126.00T
1	ea	Miscellaneous Hardware, Connectors, etc.	75.00	75.00T
1	ea	Labor - Install and Configure all Equipment	1,300.00	1,300.00
		-		5,145.00
		IF Watchdogs Surveillance is to supply Internet and monitoring:		
		-		
1	ea	Static IP for remote access - One time fee	185.00	185.00
		Monthly Cost \$185/Month - 1-Year Minimum Includes the following:		
		- Installation and Support,		
		- Cellular Modem Rental,		
		- Static IP		
		- 24/7/365 Monitoring of system for "up time"		
		(You will be notified if the system does not reconnect to monitoring within 24hr)		
		- Monthly check of all camera views and connectivity (In case automated alert failed)		
		- Monthly check of NVR system, login and see if updates are needed etc.		
		- Unlimited remote support for fully functioning system		
		- Downloading of footage NOT reviewing		
		(Exact event times to be supplied after reviewing by customer)		
		- This data plan is not intended for continuous streaming.		
		- Speeds may be reduced after 25GB of usage per month.		
		- Pricing is expected to remain consistent; however, Watchdogs Surveillance cannot guarantee the same plans if the cellular provider modifies its offerings.		

Please Read: This estimate assumes that no additional requirements other than what is required by the California State License Board are required. If additional memberships, certifications or resulting insurance is needed, it is to be paid for by the requesting party. Payment Terms: Net 30 days. Any late payment and/or held payment due to undisclosed requirements is subject to an interest charge of 5% per month. System functionality may expire or be disabled due to non-payment.

All Networking configurations to be done in-house and verified by customer's IT department or Consultant. Watchdogs Surveillance is not an IT consultant and is not liable for any Networking configuration.	Subtotal	\$5,330.00
Any required permits responsibility of owner. Estimate valid for 30 days. All prices are subject to change without notice.	Sales Tax (7.75%)	\$297.68
Accepted By: _____	Total	\$5,627.68

Accepted Date: _____



Watchdogs Surveillance

1544 Manasco Cir.
Folsom, CA 95630
Lic. #890079
916-296-6523

Estimate

Date	Estimate #
10/8/2025	25100806

WatchdogsSurveillance.com

or e z link
WhyCCTV.com

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

Please note that the State of California requires a State Contractors License to install surveillance equipment.
Licensed contractors always carry liability insurance.

Qty	U/M	Description	Rate	Total
1	M...	Cellular Internet - Two (2ea) Systems/Modems: - Clementia Entry System - Water Tank System Regular Price \$185/month/system - Discount for two system \$175/System => \$350/month for both connections/systems) - Installation and Support, - Cellular Modem Rental, - Static IP - 24/7/365 Monitoring of system for "up time" (You will be notified if the system does not reconnect to monitoring within 24hr) - Monthly check of all camera views and connectivity (In case automated alert failed) - Monthly check of NVR system, login and see if updates are needed etc. - Unlimited remote support for fully functioning system - Downloading of footage NOT reviewing (Exact event times to be supplied after reviewing by customer) - This data plan is not intended for continuous streaming. - Speeds may be reduced after 25GB of usage per month. Subtotal:	350.00	350.00
8	M...	System Monitoring for: 1-South gate Overview System 2-South gate LPR System 3-South Gate CMS System 4-North gate Overview System 5-North Gate LPR System 6-CSD Office and WWTP System 7-WTP System 8-Village Intersection System - 24/7/365 Monitoring of system for "up time" (You will be notified if the system does not reconnect to monitoring within 24hr) - Monthly check of all camera views and connectivity (In case automated alert failed) - Monthly check of NVR system, login and see if updates are needed etc. - Unlimited remote support for fully functioning system - Downloading of footage, NOT reviewing (Exact event times to be supplied after reviewing by customer) - 24% Discounted for on site service calls Subtotal:	85.00	680.00

Please Read: This estimate assumes that no additional requirements other than what is required by the California State License Board are required. If additional memberships, certifications or resulting insurance is needed, it is to be paid for by the requesting party. Payment Terms: Net 30 days. Any late payment and/or held payment due to undisclosed requirements is subject to an interest charge of 5% per month. System functionality may expire or be disabled due to non-payment.

All Networking configurations to be done in-house and verified by customers IT department or Consultant. Watchdogs Surveillance is not an IT consultant and is not liable for any Networking configuration.	Subtotal	\$1,030.00
Any required permits responsibility of owner. Estimate valid for 30 days. All prices are subject to change without notice.	Sales Tax (7.75%)	\$0.00
Accepted By:	Accepted Date:	Total
		\$1,030.00



Watchdogs Surveillance

1544 Manasco Cir.
Folsom, CA 95630
Lic. #890079
916-296-6523

Estimate

Date	Estimate #
10/8/2025	25100804

WatchdogsSurveillance.com

or e z link
WhyCCTV.com

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

Please note that the State of California requires a State Contractors License to install surveillance equipment.
Licensed contractors always carry liability insurance.

Qty	U/M	Description	Rate	Total
		Estimate for upgrading all system to Windows 11: - Clementia Entry is already Windows 11 - CSD Office/WWTP is already Windows 11 - South Gate Overview Camera System is already Windows 11 - Breakdown for South Gate LPR System - Currently Windows 7		
1	ea	LPR (License Plate Recognition) System, Decoding plates into alphanumeric database	1,700.00	1,700.00T
3	ea	Hard Drive, Internal, 4TB - for Footage Storage	145.00	435.00T
1	ea	Labor - Install and Configure all Equipment	950.00	950.00
		Subtotal:		3,085.00
		- Breakdown for South Gate Monitoring System - Currently Windows 10		
1	ea	GeoVision GV-Center V2 and GV-Edge Recording Manager System	1,800.00	1,800.00T
2	ea	Hard Drive, Internal, 4TB - for Footage Storage	145.00	290.00T
1	ea	Labor - Install and Configure all Equipment	400.00	400.00
		Subtotal:		2,290.00
		- Breakdown for North Gate LPR System - Currently Windows 10		
1	ea	LPR (License Plate Recognition) System, Decoding plates into alphanumeric database	1,700.00	1,700.00T
3	ea	Hard Drive, Internal, 4TB - for Footage Storage	145.00	435.00T
1	ea	Labor - Install and Configure all Equipment	950.00	950.00
		Subtotal:		3,085.00
		- Breakdown for North Gate Overview Camera NVR System - Currently Windows 10		
1	ea	NVR (Network Video Recorder) - GeoVision - Up to 32 Cameras	1,800.00	1,800.00T
4	ea	Hard Drive, Internal, 4TB - for Footage Storage	145.00	580.00T
1	ea	Labor - Install and Configure all Equipment	450.00	450.00
		Subtotal:		2,830.00
		- Breakdown for WTP Camera NVR System - Currently Windows 10		
1	ea	NVR (Network Video Recorder) - GeoVision - Up to 32 Cameras	1,800.00	1,800.00T
4	ea	Hard Drive, Internal, 4TB - for Footage Storage	145.00	580.00T
1	ea	Labor - Install and Configure all Equipment	500.00	500.00
		Subtotal:		2,880.00
		- Breakdown for Village Intersection Camera NVR System - Currently Windows 10		
1	ea	NVR (Network Video Recorder) - GeoVision - Up to 18 Cameras	1,400.00	1,400.00T
2	ea	Hard Drive, Internal, 1TB	145.00	290.00T
1	ea	Labor - Install and Configure all Equipment	400.00	400.00
		Subtotal:		2,090.00
1	ea	-		
1	ea	Discount IF proceeding with ALL of the above	-300.00	-300.00

Please Read: This estimate assumes that no additional requirements other than what is required by the California State License Board are required. If additional memberships, certifications or resulting insurance is needed, it is to be paid for by the requesting party. Payment Terms: Net 30 days. Any late payment and/or hold payment due to undisclosed requirements is subject to an interest charge of 5% per month. System functionality may expire or be disabled due to non-payment.

All Networking configurations to be done in-house and verified by customers IT department or Consultant.
Watchdogs Surveillance is not an IT consultant and is not liable for any Networking configuration.

Any required permits responsibility of owner.
Estimate valid for 30 days. All prices are subject to change without notice.

Accepted By:	Accepted Date:	Total	\$16,506.28
--------------	----------------	--------------	--------------------

Subtotal \$15,560.00

Sales Tax (7.75%) \$946.28

RMCS D has identified groundwater wells as its best opportunity to provide the potable water necessary for future development. It has also identified groundwater wells as a second source of supply as required in SB 552.

The District must resolve the significant issues shown below BEFORE the Working Group begins its project and BEFORE the findings of WSC are acted upon by the District:

- 1. Is this groundwater project an expense that is proportionally allocated to development and the requirement of RMCS D to develop an emergency water supply and a secondary water source?***
- 2. Is the exploration and subsequent drilling of groundwater wells a shared expense between development and the District? Is a legal agreement necessary prior to commencing this project?***
- 3. A water shortfall exists for both the Riverview and the Retreats projects in the event of a drought. Are these development projects required to share in the expense of both exploration and subsequent drilling of groundwater wells? What is the proportional “share” of costs to be allocated to CSD and the developer(s). All developers presently active in the District required to share in the development of an emergency water supply?***
- 4. Should “average daily water demand” and “peak water demand” be identified prior to any exploration? Is it necessary to understand this data prior to developing a cost to dig a collective number of (test) wells?***
- 5. Is any groundwater produced in this project allocated “first” to the District’s SB 552 requirements for an***

emergency supply of water and a secondary source of water?

- 6. How will water be allocated if not enough groundwater can be captured to satisfy total District demand?***
- 7. Are water allocations, priorities and/or well ownership differentiated by well location? If water is found on property that is owned by a developer, will the allocation of water differ from groundwater found at other sites? Should this be detailed in an agreement?***
- 8. If no contract or agreement is in place prior to the commencement of drilling, who owns (or has a priority) to the groundwater that becomes available?***
- 9. Will CSD be granted ownership and control of any productive wells that are found in this exploration?***
- 10. Will CSD have easement rights on any producing well that is discovered. Will CSD have this legal right in advance of the project's commencement?***
- 11. Will CSD be deeded all property on which productive wells reside?***
- 12. The developer has publicly stated its belief that CSD has guaranteed water to its development. This belief resides in its execution of the 2014 Financing and Services Agreement. Must this issue be resolved prior to the commencement of any groundwater project?***
- 13. The owner of the development has publicly stated that it "will not pay for "anything". Is this a statement related specifically to the cost of this groundwater project? Must an agreement which identifies the "shared cost" and "shared responsibility" for groundwater be resolved prior to the commencement of any groundwater project?***