

# RANCHO MURIETA COMMUNITY SERVICES DISTRICT

Board of Directors Meeting

MINUTES

September 18, 2013

4:00 p.m. Closed Session \* 5:00 p.m. Open Session

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

President Gerald Pasek called the regular meeting of the Board of Directors of Rancho Murieta Community Services District to order at 4:00 p.m. in the District meeting room, 15160 Jackson Road, Rancho Murieta. Directors present were Gerald Pasek, Roberta Belton, and Paul Gumbinger. Also present were Edward R. Crouse, General Manager; Darlene Gillum, Assistant General Manager; Greg Remson, Security Chief; Paul Siebensohn, Director of Field Operations; and Suzanne Lindenfeld, District Secretary. Directors Betty Ferraro and Michael Martel were absent.

## **2. ADOPT AGENDA**

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

## **3. SPECIAL ANNOUNCEMENTS AND ACTIVITIES**

None.

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

*Under Government Code section 54956.8: Conference with Real Property Negotiators - Real Property APN 128-0080-067; APN 128-0080-068; APN 128-0080-069; APN 128-0080-076; and APN 128-0100-029. Real Property Agency Negotiator: Edward R. Crouse, General Manager. Negotiating Party: CSGF Rancho Murieta, LLC, BBC Murieta Land, LLC, Murieta Retreats, LLC, PCCP CSGF RB PORTFOLIO, LLC. Under Negotiation: Price and Terms.*

*Conference with Legal Counsel – Anticipated Litigation. Initiation of litigation pursuant to Government Code Section 54956.9(c): (One Potential Case).*

*Conference with Legal Counsel – Anticipated Litigation. Significant Exposure to Litigation Pursuant to 54956.9(b): (Two (2) Potential Cases).*

## **5/6. BOARD RECONVENED TO OPEN SESSION AT 5:03 P.M. AND REPORTED THE FOLLOWING:**

*Under Government Code section 54956.8: Conference with Real Property Negotiators - Real Property APN 128-0080-067; APN 128-0080-068; APN 128-0080-069; APN 128-0080-076; and APN 128-0100-029. Real Property Agency Negotiator: Edward R. Crouse, General Manager. Negotiating Party: CSGF Rancho Murieta, LLC, BBC Murieta Land, LLC, Murieta Retreats, LLC, PCCP CSGF RB PORTFOLIO, LLC. Under Negotiation: Price and Terms. Nothing to report.*

*Conference with Legal Counsel – Anticipated Litigation. Initiation of litigation pursuant to Government Code Section 54956.9(c): (One Potential Case). Nothing to report.*

*Conference with Legal Counsel – Anticipated Litigation. Significant Exposure to Litigation Pursuant to 54956.9(b): (Two (2) Potential Cases). Nothing to report.*

## **7. COMMENTS FROM THE PUBLIC**

None.

## **8. CONSENT CALENDAR**

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

## **9. STAFF REPORTS**

President Pasek stated he would like to re-visit retirement medical vesting in the next union contract negotiations.

## **10. CORRESPONDENCE**

None.

## **11. REPORT BACK ON FINANCING AND SERVICES AGREEMENT**

Ed Crouse gave a brief update on the status of the Financing and Services Agreement. The District received two (2) comment letters which were forwarded to Les Hock and his legal counsel for review and comment; to date we have not received a reply. The District has requested additional deposit monies from the 670 Group to continue work on the FSA. Staff met with Jim Galavan, PCCP, regarding the District's plans for the Water Treatment Plant #1 Upgrade and Expansion Project and the status of the FSA from the District's perspective. Jim agreed during the meeting to provide the requested deposit replenishment, which the District should have next week.

President Pasek asked John Sullivan if he is in or out of the current FSA negotiations. Mr. Sullivan stated that as it is now, he is out.

Director Gumbinger suggested staff to send a written response to the comment letters addressing each comment given.

## **12. APPROVE CONTRACT WITH ROEBBELEN CONSTRUCTION MANAGEMENT SERVICES, INC., FOR CONSTRUCTION MANAGER AT RISK SERVICES**

Ed Crouse gave a brief summary of the recommendation to approve the contract with Roebbelen Construct Management Services, Inc., for Construction Manager at Risk Services. Additional edits will be made that do not change the terms of the contract but provide more clarification on the terms of payment (Exhibit B).

**Motion/Gumbinger** to approve the contract with Roebbelen Construction Management Services, Inc., for Construction Manager at Risk Services for the Water Treatment Plant Expansion Project, in an amount not to exceed \$49,049 for pre-construction services. Funding to come from Water Replacement Reserves. Approval of Construction Phase services will be approved by Project Authorization to the CMAR Agreement upon identification of the Guaranteed Maximum Budget. **Second/Belton. Ayes: Pasek, Belton, and Gumbinger. Noes: None. Absent: Ferraro and Martel.**

## **13. DISCUSS PROPER PROCEDURE FOR REQUESTING ITEMS BE ADDED TO MEETING AGENDAS**

Director Belton thanked staff for addressing this item and stated that no changes were needed.

**14. APPROVE COSTS FOR LAB TESTING OF WATER IN AUGMENTATION WELLS**

Paul Siebensohn gave a brief summary of the recommendation to approve the costs for lab testing of water in the augmentation wells.

**Motion/Gumbinger** to approve up to \$2,500 to California Laboratory Services for lab testing of water in augmentation wells. Funding to come from Water Augmentation Reserves.  
**Second/Belton. Ayes: Pasek, Belton, and Gumbinger. Noes: None. Absent: Ferraro and Martel.**

**15. NOMINATIONS FOR CALIFORNIA SPECIAL DISTRICTS ASSOCIATION (CSDA) COMMITTEE & EXPERT FEEDBACK TEAM PARTICIPATION**

None.

**16. REVIEW AND SELECT CONFERENCE/EDUCATION OPPORTUNITIES**

No discussion.

**17. MEETING DATES/TIMES**

The October Security Committee meeting is cancelled.

**18. COMMENTS/SUGGESTIONS – BOARD MEMBERS AND STAFF**

Director Gumbinger stated he will be on vacation October 3 – 9, 2013. Director Gumbinger requested the Improvements Committee discuss the request from Rancho Murieta Association for the District to contribute money to the new North Gate. This item will go to the Board for discussion at the November 20, 2013 Board meeting.

Director Belton stated she will be on vacation from October 3 – 13, 2013. Director Belton stated Supervisor MacGlashan will be having an informal meet and greet at the Local Bean on September 28, 2013. She also thanked Supervisor MacGlashan for getting the Rancho Murieta road signs up.

President Pasek stated he will be on vacation September 27 – October 15, 2013 and requested that Darlene give a presentation in the next few months regarding the budget process and the surplus process. President Pasek also suggested looking into getting a secured loan for the WTP Expansion Project.

Paul Siebensohn stated that staff met with California Department of Public Health (CDPH) regarding Bass Lake and Lakes 10 and 11. Staff is waiting for a letter giving their decision. President Pasek suggested staff send CDPH a letter confirming our understanding of the meeting instead of waiting for a response from them.

Suzanne Lindenfeld stated that the next E-waste curbside pick is scheduled for Monday, October 7, 2013.

**19. ADJOURNMENT**

**Motion/Gumbinger** to adjourn at 5:55 p.m. **Second/Pasek. Ayes: Pasek, Belton, and Gumbinger. Noes: None. Absent: Ferraro and Martel.**

Respectfully submitted,



Suzanne Lindenfeld, District Secretary