

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

15160 JACKSON ROAD

RANCHO MURIETA, CALIFORNIA 95683

**SPECIAL MEETING LOCATION RANCHO MURIETA COUNTRY CLUB
7000 ALAMEDA DRIVE, RANCHO MURIETA, CA 95683**



SPECIAL TOWN HALL MEETING

June 22, 2021

This Special Meeting will begin at 6:00 p.m.

NOTICE IS HEREBY GIVEN that the President of the Board of Directors of the Rancho Murieta Community Services District has called a Special Town Hall Meeting of the Board to be held on June 22, 2021 at 6:00 p.m. This meeting will be held at the Rancho Murieta Country Club, and all interested members of the Community are encouraged to attend. Special accommodations have been made with the officers at the North Gate, and non-residents will be allowed to enter the North Community for this event.

Note that this meeting will be held in-person at the address set forth above, and not via videoconference. In order to comply with the state's COVID-related Guidance for the Use of Face Coverings (which took effect on June 15, 2021), all attendees must wear a mask unless fully vaccinated and the attendee self-attests that he or she is vaccinated prior to entry. For District employees, every employee attending the meeting must wear a mask, whether or not fully vaccinated.

AGENDA

- 1. CALL TO ORDER, ROLL CALL** - Determination of Quorum - President Maybee **(Roll Call)** 4:00
- 2. INTRODUCTIONS**
- 3. TOWN HALL SECURITY SURVEY TOWN HALL MEETING**
- 4. OPEN DISCUSSION/QUESTIONS**
- 5. 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 the Americans with Disabilities Act 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 teleconference meeting, please contact the District Office at 916-354-3700 or awilder@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. The date of this posting is June 21, 2021. Posting locations are: 1) District Office; 2) Rancho Murieta Post Office; 3) Rancho Murieta Association; 4) Murieta Village Association.



Rancho Murieta CSD Security Townhall

Tina Talamantes, Interim Security Supervisor

June 22, 2021



securitysurvey@rmcsd.com



Tonight's Program

- Introductions
- Town Hall Objective
- Where We Are Now and How We Got Here
 - Measure J
 - History of Rates
 - Cost Allocation
 - Current Security Budget
- Options for the Future
- Security Opinion Poll and Timeline
- Work Group Signups – securitysurvey@rmcsd.com
- Open Discussion/Questions

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Objective of Townhall

- Establish a common understanding of the current status of Measure J Security services and funding
- Do we need to modify Measure J ?
- Present options for the future of Security funding and impact on District services
- Explain the Security Opinion Poll and how it fits with a possible modification of Measure J



History of Security at Rancho Murieta

- 1984 – Security was the responsibility of the RMA
- 1984 – RMA was concerned with the potential of non-payment of Security fees by the Pension Trust Fund (PTF)
- 1984 – RMA transfers responsibility for Security to Rancho Murieta CSD – Fees collected by CSD pay for Security
- 1996 – Proposition 218 changed the authority of CSD to collect fees – The new law says a Special Tax is required to fund Security
- 1997 – CSD Voters pass Measure J




Where We Are Today and How We Got Here

- Measure J was passed by the voters of Rancho Murieta in 1997
- Measure J revenue began funding the Security Department within the District
- Provided for a maximum annual tax increase of 2%
- The original rate provided for two Gate Officers and one Patrol Officer 24/7/365
- Established a first year (base-line) budget of \$687,000
- Twenty-three years later - the budget is nearly \$2,000,000 – However, we presently collect only \$1,525,000 in Measure J Special Taxes



Where We Are Today and How We Got Here Administrative Cost Allocation

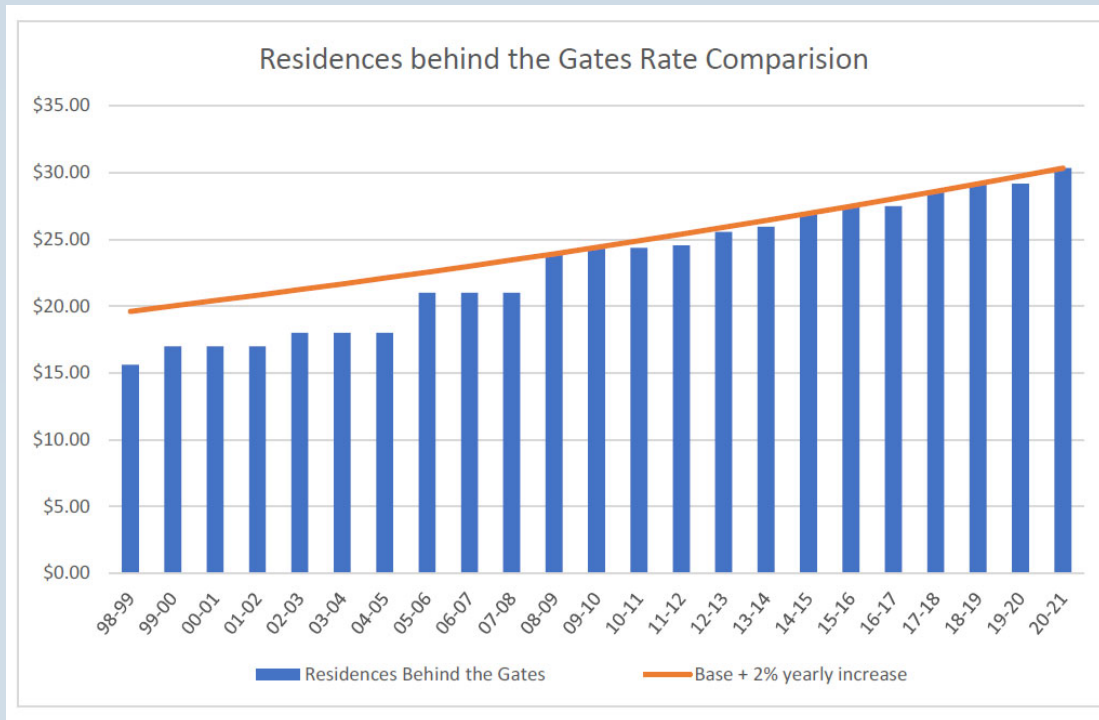
- Costs include administrative salaries & benefits, overhead, supplies, insurance, utilities, etc
- Costs are allocated across five operational departments: Water, Wastewater, Drainage, Solid Waste, and Security
- This is a standard government accounting practice, and the allocations are applied to each department based on an impartial 3rd party cost allocation study completed in 2020
- Any Security solution must maintain the appropriate allocation of costs across all five operational departments



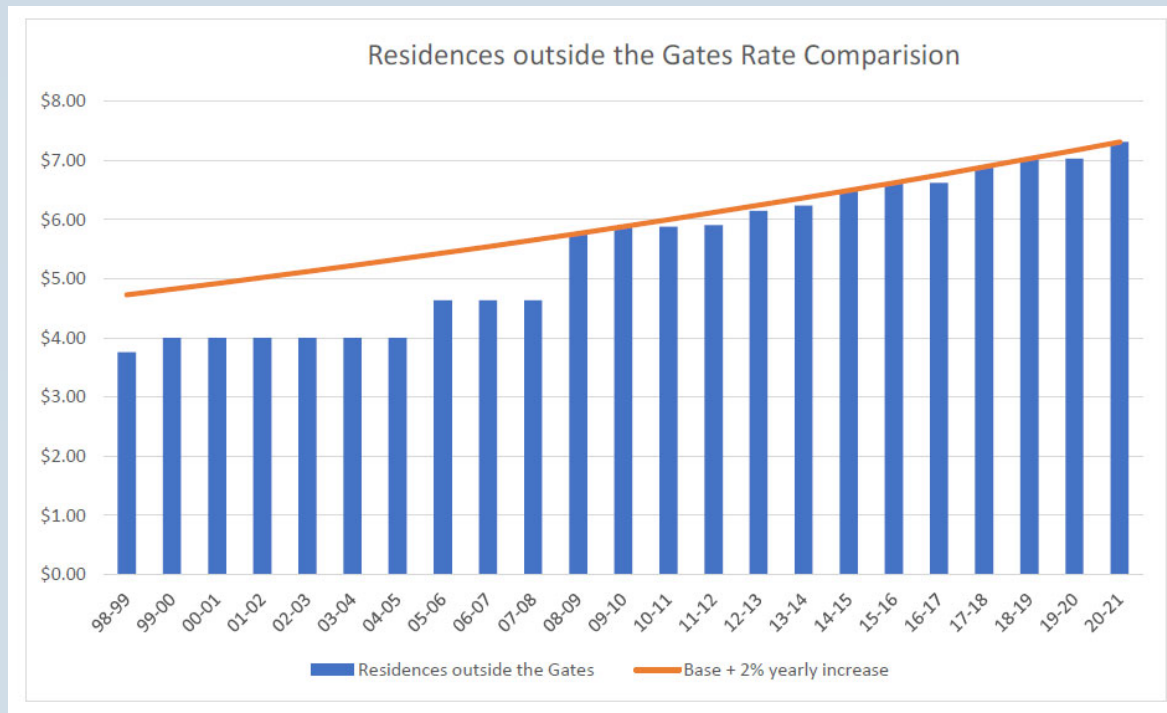
Where We Are Today and How We Got Here History of Rates

- 23 years later, the Department cost increases have exceeded the annual 2% tax increase
- The District has been supplementing the Security Department with unrestricted property tax revenues to cover the shortfall since 2016
- The budgeted actual Measure J taxes collected to fund the Security Department fell short of the expenses by approximately \$450,000 in the 2020-21 Fiscal Year
- These general-purpose property tax revenues should be allocated to fund reserves
- Not adequately funding the reserves places the district at risk of not being able to respond to equipment or infrastructure repairs/replacements

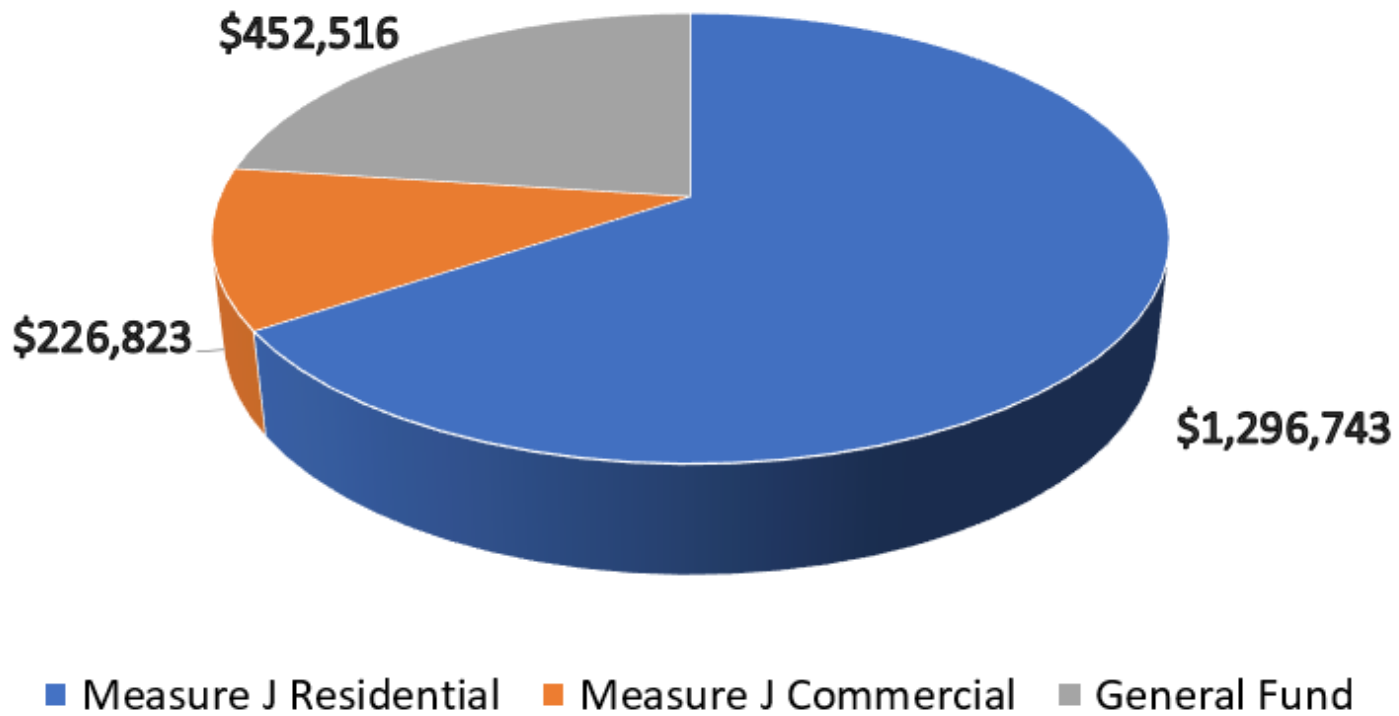
Where We Are Today and How We Got Here History of Rates – Behind the Gates



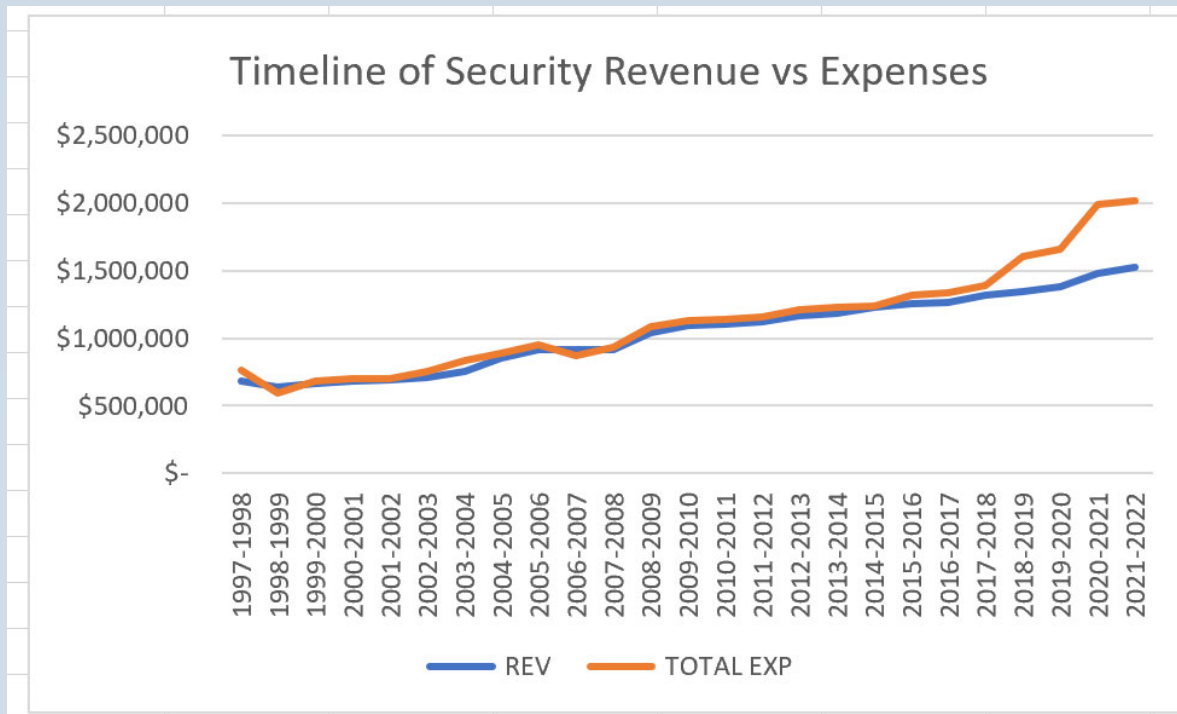
Where We Are Today and How We Got Here History of Rates – Outside the Gates



Security FY 2021-22 Revenue Breakdown



Where We Are Today and How We Got Here History of Rates





Where We Are Today and How We Got Here FY 2021-22 Security Department Budget

Budget Items	Type	Amount
Special Tax and Other Income	Revenue	\$ 1,568,266
Gate Operations	Expense	\$ 905,846
Patrol Operations	Expense	\$ 770,718
Security Leadership	Expense	\$ 344,217
	Deficit (property tax revenue subsidy)	(\$ 452,516)



The Problem

- Current Measure J Security revenues do not cover Security Services

The Solution

- Implement one of the following options
 - Option 1 – “Retain Measure J Funding Level”
 - Option 2 – “Amend Measure J to Fund Current Security Services”
 - Option 3 – “Amend Measure J to Increase Security Services”



Options for the Future - **Option 1** “Retain Measure J Funding Level”

- Scale back security services to meet available Measure J funding
- No utilization of general fund dollars
- This would no longer allow us to support one Patrol Officer 24/7/365 (still allows for two Gate Officers)



Options for the Future - **Option 2** – Status Quo “Amend Measure J to Maintain Current Security Services”

- Retain two gate officers and one patrol officer 24/7/365
- Requires a vote to amend Measure J to increase the existing cost of living adjustment above 2%
- Sample increase per lot per month for 2021-22:
 - Murieta Gardens II – \$74 Total \$6.17 per month
 - Murieta Village - \$74 Total \$6.17 per month
 - Residential Behind the gate increase - \$171 Total \$14.25 per month
 - Commercial will vary based on type and location

This scenario is provided for illustrative purposes only.



Options for the Future - **Option 3** “Amend Measure J to Increase Security Services”

- Two gate officers and one patrol officer 24/7/365
- Plus – behind the gates, the cost of an additional ½ time patrol officer and ½ time gate officer (Patrol monthly cost for ½ time - \$13,870; Gate monthly cost for ½ time - \$12,410)
- Requires a vote to amend Measure J to increase the existing cost of living adjustment above 2%
- Sample increase per lot per month for 2021-22:
 - Murieta Gardens II - \$53.16 Total \$4.43 per month
 - Murieta Village - \$53.16 Total \$4.43 per month
 - Residential Behind the gate - \$118.92 Total \$9.91 per month
 - Commercial will vary based on type and location

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Summary of Funding Options

Options	Funding Impact
Option 1 – “Retain Measure J Funding Level”	Scaled back services, no property tax subsidy, loss of patrol officer
Option 2 – “Amend Measure J to Maintain Current Security Services”	Murieta Gardens II and Village will increase approx. \$74 annually; Residential (North and South) will increase approx. \$171 annually
Option 3 – “Amend Measure J to Increase Security Services”	Murieta Gardens II and Village will increase approx. \$127 annually; Residential (North and South) will increase approx. \$290 annually



Summary of Options for the Future Pros/Cons

Options	Pros	Cons
Option 1 – “Retain Measure J Funding Level”	No increases in security fees to residents	Decrease in current security services
Option 2 – “Amend Measure J to Maintain Current Security Services”	No changes in current security services	Additional cost for all residents
Option 3 – “Amend Measure J to Increase Security Services”	Increased staffing for residents behind the gates to address community security concerns	Additional cost (beyond Option 2) for residents residing behind the gate



Security Opinion Poll

- A vote to amend Measure J will cost approximately \$180,000
- The poll will be conducted by a 3rd party consultant, True North and polling questions will be solicited from a pool of Rancho Murieta voters
- The poll will determine if there is an appetite for Option 2 or 3 above, or if the District must simply revert to Option 1 “Retain Measure J Funding Level”
- Questions for the Opinion Poll will be developed utilizing community input from stakeholder meetings
- All residents will have the option to volunteer for stakeholder meetings; meeting participants will be selected by consultant
- More information regarding the stakeholder meetings will be provided by True North Consulting in the next several weeks

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Security Opinion Poll Estimated Timeline

- Tonight's Townhall meeting
- Stakeholder working groups/meetings July/August 2021
- Survey questions to be finalized by the Finance Committee and presented to CSD Board September 2021
- Conduct polling activities October 2021
- Present polling results to Finance Committee December 2021
- Presentation to the CSD Board December 2021
- Potential Addendum to Measure J outreach Jan/June 2022
- Possible vote on Addendum to Measure J in June 2022 General Election



Stakeholder Working Groups – Register by July 9

- Members selected by True North Consulting
- Interested volunteers to register via the securitysurvey@rmcsd.com
- Registration form available on the District web page
- Five working groups
- Working groups limited to 10 members
- Each group will contain a mixture of residential voters and commercial representatives
- Registration forms to be emailed or dropped off at RMCSD location
- **Registration deadline is July 9 at 5 PM**

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Open Discussion/Questions

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