



RANCHO MURIETA COMMUNITY SERVICES DISTRICT

15160 Jackson Road, Rancho Murieta, CA 95683

Office - 916-354-3700 * Fax - 916-354-2082

IMPROVEMENTS COMMITTEE

(Directors Randy Jenco and Martin Pohl)

Special Meeting

November 8, 2022 at 8:00 a.m.

This meeting will be held via ZOOM video conference only. You can join the conference by (1) logging on to <https://us02web.zoom.us/j/82688188799>, entering Meeting ID no. 826 8818 8799 and using the audio on your computer, or (2) dialing into 1-669-900-9128 and entering the meeting code 826 8818 8799. Those wishing to join with audio only can simply call the telephone number above and enter the code. Participants wishing to join the call anonymously have the option of dialing *67 from their phone. Please refer to your telephone service provider for specific instructions. ***PLEASE NOTE – MOBILE DEVICE USERS MAY NEED TO INSTALL AN APP PRIOR TO USE AND MAC AND PC DESKTOP AND LAPTOP USES WILL REQUIRE YOU TO RUN A ZOOM INSTALLER APPLICATION – PLEASE FOLLOW DIRECTIONS AS PROVIDED BY ZOOM. IT IS RECOMMENDED YOU ATTEMPT TO LOGIN AT LEAST 5 MINUTES BEFORE THE START OF THE MEETING.***

AGENDA

1. **Call to Order**
2. **Consider Finding That as a Result of the COVID-19 Emergency: (i) Meeting in Person Would Present Imminent Risks to the Health or Safety of Attendees; and (ii) the Meeting is Authorized to be Held by Teleconference Pursuant to Gov. Code, § 54953, subd. (e)(1)(C).**
3. **Comments from the Public**
4. **Monthly Update**
5. **Retreats East Infrastructure Acceptance**
6. **Retreats Lift Station 6B Sewer Credit**
7. **Update on Rio Oso Project**
8. **Update on Lake 11 Project**
9. **Integrated Water Master Plan RFP**
10. **Director and Staff Comments/Suggestions**
11. **Adjournment**



"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 November 4, 2022. Posting locations are: 1) District Office; 2) Post Office; 3) Rancho Murieta Association; 4) Murieta Village Association.

MEMORANDUM

Date: November 1, 2022
To: Improvements Committee
From: Travis Bohannon – Interim Director of Operations
Subject: Monthly Improvements Committee Updates

SB 170 PROJECTS

Water Treatment Facility Sodium Hypochlorite Conversion – HDR has completed the design to the 60% level Design. The 60% design provided an AACE Class 2 construction cost range of \$520,000 - \$660,000 (not including design costs). The District had previously envisioned \$892,500 to complete the project, with \$352,000 allocated from the SB 170 funding. Adding in the \$238,300 design fees would bring the range of estimated total cost of the project to \$758,300 - \$898,300.

Recycled Water Disinfection Project – Staff had an initial meeting with Dewberry to provide introductions and discuss the design process.

Granlees Safety Improvements – The District has received the preliminary engineering report (PER) for the Granlees safety improvements. The report has been reviewed and the District provided comments to HDR. The preliminary engineering report provided an AACE Class 5 construction cost range of \$300,000 - \$720,000 (not including design costs). The District had previously envisioned \$945,000 to complete the project, with \$170,000 allocated from the SB 170 funding.

The district performed a condition assessment in the forebay structure. This procedure required isolating the structure and utilizing RMCSO equipment clean out accumulated debris. The condition assessment will be referenced during the design phase for any potentially needed structural repairs.

Once the forebay inspection report is received, staff will combine with the PER and release a design RFP for the improvements.

WATER

Chesbro Bathymetric Survey

The initial Bathymetric study has been completed for reservoir Chesbro, the District is still waiting on the final report. It appears the updated survey is showing that there may be a difference between the previous stage storage curve and the updated curve based on the survey. Staff will be reviewing the information prior to the completion of the report.

Laguna Joaquin

RMA had requested water from the district to raise the level in Laguna Joaquin 6-12". No action was going to be taken without board approval due to the curtailment of the water right.

On November 2nd the curtailment had been lifted on the water right that allows diversion into Laguna Joaquin. Water was let into Laguna Joaquin the same day.

RIO OSO UPDATE

Prodigy Electric is scheduled to install the 1st VFD that was recently purchased. Installation is expected to take 2 days. Prodigy Electric has ordered the 2nd VFD on November 2, 2022 with a lead time of about 20 weeks for delivery.

Kirby Pump is scheduled to begin pump installation on November 14, 2022. Estimated time for complete installation is between 6 – 8 days due to the process that will need to be followed to ensure no water interruption to residence.

SEWER

Wastewater Facility

The Wastewater Facility has been turned off for the season. The district supplied 168.9 million gallons of recycled water to the golf course and to the Van Vleck Ranch this season. A total of 49.3 million gallons more was provided this season over the last recycled water season.

Lift Station Projects

Lift Station 3B - Pumps were ordered on November 1, 2022, from Xylem pumps for 3B lift station. Staff were notified that the pumps are in stock in the US. There is an expected 4-week lead time for receipt.

Lift Station Rehabilitation – Staff will be receiving a task order form the District Engineer to provide design and bid support for the improvements related to the Alameda, Starter Shack, and Lift 3B stations

DRAINAGE

Lake 11 Project - On October 25th a progress payment for substantial completion was processed in the amount of \$294,933. A total of \$15,523 has been retained to complete the remaining tasks. Flap Valve in discharge manhole was installed on November 2, 2022. Hydroseed and site restoration still need to be completed.

Weed Removal – The goats and sheep have completed work inside the gates and are being focused on the drainage area behind the fire station.

PEDESTRIAN BRIDGE

Per direction, staff have ordered an updated title search for the property that was transferred to the CSD from RMA to facilitate the bridge construction. Staff will bring this before the Board for the December Meeting. Legal Council will be utilized to draw up an appropriate transfer of ownership.

SITE DEVELOPMENT UPDATE

Riverview: Developer is currently working on installing dry utilities for phase 1b. Tie-in of water line at Karsten scheduled to happen on Wednesday November 3, 2022. All concrete poured except for 1 Drainage Inlet that is not installed yet. They will start paving next week.

Retreats: Contractor is requesting water meters and service be installed in the model homes at the Retreats North. Raising iron and water valve boxes to grade. Contractor wants to start installing water meter boxes. Installation of streetlights is starting.

Residences: The District has been informed that the Residences will be taking a phased approach in development with Residences at Murieta Hills East to be mapped and built in two phases and Residences at Murieta Hills West to be mapped and built in three phases. See attached letter.

Circle K/Shell: Contractor has poured the gas station slab and are working on getting approval for fire service. Contractor has started constructing the building for Circle K.

Murieta Gardens Lot 2 (Tractor Supply): Contractor has continued block wall construction.

Murieta Gardens Pet Hospital (Lot 12): The District is in the process of site design review.

& Murieta PDF Office (Lot 10) – No update

INTERIM STAFFING CHANGES

Travis Bohannon has been named the Interim Director of Operations.

Ryan Wenker has been named the Interim Chief Plant Operator.



Rancho Murieta Community Services District

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Visit our website www.rmcsd.com

Michael T Robertson
President
Baker-Williams Engineering Group
6020 Rutland Dr Suite 19
Carmichael, CA 95608

Mr. Robertson,

The District currently takes no issue with a phased development approach for the Residences, as many current developments are proposing some sort of phased approach.

However, there will need to be an update of all related water, sewer and drainage studies to show how the phasing will impact the systems and when certain off-site improvements are necessary.

According to the review of the sewer study for the North, some of these sewer lines are already flowing above the %full allowable in the District standards. These lines will need to be addressed right away in the initial phase of work.

Please feel free to contact me if you have any questions regarding this matter.

Sincerely,

Michael Fritschi, P.E.
Director of Operations
Rancho Murieta Community Services District
15160 Jackson Road
Rancho Murieta, CA 95683

c. Improvements Committee
Tom Hennig, General Manager

Serving the Community for over 30 years

Board of Directors: Tim Maybee, President • Randy Jenco, Vice-President • John Merchant • Linda Butler • Martin Pohl
General Manager • Tom Hennig

MEMORANDUM

Date: November 4, 2022
To: Board of Directors
From: Michael Fritschi, P.E. – Interim General manager
Subject: Retreats East Infrastructure Acceptance

1. K. Hovnanian 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 and provided a letter to KHOV stating that the acceptance will be brought before the Board at the November board meeting. 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 has filed a subdivision bond with Sacramento county, staff are researching the applicability of this approach prior to District acceptance. Staff have also requested a value of the infrastructure so that the District can bring in the value of the infrastructure as assets for depreciation and as future replacement value.

Prior to the end of the 1-year warranty period, staff will inspect utilities for any deficiencies that may need to be corrected

c. Easements and Dedications recorded

Staff have verified that public utility right of way easements have been recorded

3. In addition, per the Facilities Extension Agreement Addendum A, the Developer will need to have completed the Lift station 6B improvements prior to acceptance. While the lead time for the pumps for this project are pushing completion out to January 2023, the District has agreed to accept the Retreats East infrastructure prior to station improvement completion if work is shown to be progressing. The Developer has been advised to not delay work on the station.
4. Once all the acceptance items are completed, the District will enter into a bill of sale (transfer agreement) with the Developer and a Resolution will be brought before the Board as soon as the November Board meeting.

RESOLUTION NO. ____

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

Property Owner Name and Address	
Type and Size of Development Project (include no. of dwelling units or edus)	
Development Project Real Property	_____ Co. APN(s): See attached map, Exhibit A
Date of Developer Agreement	_____, 20__

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 _____, 20__ (“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, electric and propane 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 by the Board of Directors of the Rancho Murieta Community Services District on _____, 20____, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

President

Attest:

District Secretary

DRAFT

**XXX DISTRICT
BILL OF SALE
TRANSFERRING UTILITY SYSTEM IMPROVEMENTS**

Property Owner Name and Address	
Type and Size of Development Project (include no. of dwelling units or edus)	
Development Project Real Property	_____ Co. APN(s): See attached map, Exhibit A
Date of Developer Agreement	_____, 20__

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

1. XXX 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, electric and propane lines, 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__

XXX, General Manager

DRAFT