

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

15160 Jackson Road, Rancho Murieta, CA 95683

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




FINANCE COMMITTEE

Regular Meeting

August 5, 2016 at 9:00 a.m.

All persons present at District meetings will place their cellular devices in silent and/or vibrate mode (no ringing of any kind). During meetings, these devices will be used only for emergency purposes and, if used, the party called/calling will exit the meeting room for conversation. Other electronic and internet enabled devices are to be used in the "silent" mode. Under no circumstances will recording devices or problems associated with them be permitted to interrupt or delay District meetings.

AGENDA

1. **Call to Order**
2. **Comments from the Public**
3. **Resolution**
  Resolution 2016-10, Delinquent Charges/Taxes
4. **Closing of CFD#1 Bank of America and CAMP Accounts**
5. **Approve Funding of Administration Server from Reserve Funds**
6. **Discuss Opportunity to Increase Revenue by Selling Water**
7. **Discuss Status and Plan for Financial Closure of Water Treatment Plant Expansion Project**
8. **Directors & Staff Comments/Suggestions [no action]**
9. **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 72 hours prior to a regular 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.

Note: This agenda is posted pursuant to the provisions of the Government Code commencing at Section 54950. The date of this posting is August 1, 2016. Posting locations are: 1) District Office; 2) Rancho Murieta Post Office; 3) Rancho Murieta Association; 4) Murieta Village Association.

MEMORANDUM

Date: August 3, 2016
To: Finance Committee
From: Darlene J. Thiel Gillum, General Manager
Subject: Resolution R2016-10 Placing Delinquent Charges/Taxes on the Sacramento County Tax Rolls

RECOMMENDED ACTION

Adopt Resolution R201-10 placing delinquent water, sewer, solid waste, security and/or drainage charges/taxes on the Sacramento County tax rolls to be purchased by Sacramento County under the Teeter Plan.

BACKGROUND

The Board adopts this Resolution annually placing any delinquent water, sewer, garbage, security and/or drainage charges/taxes on the Sacramento County (County) tax rolls. The County has the option to purchase these charges from the District under the Teeter Plan thereby shifting responsibility for collection to the County. In exchange, the County receives all penalties and interest incurred after the charges are billed to the property owner via the property tax bills.

The Exhibit A prepared on August 3, 2016 will be published as required by regulations in the Daily Recorder. An updated Exhibit A will be provided at the August 17, 2016 Board meeting which will reflect the then most current delinquent accounts. The final Exhibit A and data file will be filed with the County on August 19, 2016 for collection through the County tax rolls.

RESOLUTION R2016-10

A RESOLUTION OF THE BOARD OF DIRECTORS OF RANCHO MURIETA COMMUNITY SERVICES DISTRICT AUTHORIZING COLLECTION AND REQUESTING INCLUSION OF DELINQUENT RATES, SPECIAL TAXES, CHARGES AND PENALTIES FOR WATER, SEWER, SOLID WASTE, DRAINAGE AND SECURITY SERVICE ON THE TAX ROLL FOR THE FORTHCOMING FISCAL YEAR IN THE SAME MANNER AS THE GENERAL TAXES

WHEREAS, the Government Code authorizes the District to establish rates and charges for water, sewer, drainage and security services, prescribed penalties for nonpayment of those charges, and to have delinquent charges and penalties collected on the County tax roll; and

WHEREAS, the Rancho Murieta Community Services District, pursuant to Rancho Murieta Community Services District Code, Chapters 14, 15, 16, 21, and 31 prescribes rates, special taxes, and charges for water, sewer, solid waste, drainage and security service, provide for penalties for delinquent water, sewer, drainage and security rates, special taxes, and charges with the County tax roll; and

WHEREAS, the notices prescribed by law were duly published and mailed, and the Board of Directors held a Public Hearing on August 17, 2016 to consider all objections and protest, if any, to the reports on the delinquent charges prepared pursuant to law;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Rancho Murieta Community Services District hereby;

1. Adopts the written report of delinquent water, sewer, drainage and security rates, special taxes, charges and penalties attached hereto as Exhibit "A" and incorporated herein as of June 30, 2016, and determines that each amount described in said report for each parcel is proper and correct.
2. Request the Sacramento County Board of Supervisors to authorize the Auditor and Tax Collector to perform the functions provided by the Government Code and Rancho Murieta Community Services District Codes; Chapter 14, 15, 16, 21 and 31 respecting the placement of said delinquent charges on the tax roll and collecting said charges with the general taxes, for compensation at a cost not to exceed the amounts set by law.
3. The delinquent charges report, in the form submitted to this meeting and on file with the Board, is hereby approved and adopted. The General Manager of the District, or one or more of his/her designees, is hereby authorized to make changes to the Delinquent Charges Report before it is filed with the Sacramento County Auditor as provided in Section 4 hereof and to make changes in response to payments received from ratepayers.

4. A certified copy of this Resolution together with a list of all delinquent parcels subject to being placed on the tax rolls shall be delivered to the Sacramento County Auditor no later than August 19, 2016 as specified by written consent of the Sacramento County Auditor.

BE IT FURTHER RESOLVED, the Secretary of the Board is hereby directed to transmit a certified copy of this Resolution to the Board of Supervisors, County of Sacramento.

PASSED AND ADOPTED by the Board of Directors of the Rancho Murieta Community Services District at their regular meeting held on this 17th day of August 2016 by the following roll call vote:

Ayes:
Noes:
Absent:
Abstain:

Gerald Pasek, President of the Board
Rancho Murieta Community Services District

[seal]

Attest:

Suzanne Lindenfeld, District Secretary
Rancho Murieta Community Services District

Exhibit "A"

Rancho Murieta Community Services District

Notice of Public Hearing

The Board of Directors of Rancho Murieta Community Services District will hold a public hearing on Wednesday, August 17, 2016, at 5:30 p.m. in the District meeting room, 15160 Jackson Road, Rancho Murieta, CA, to consider placing the following delinquent accounts on the tax rolls of Sacramento County for collection.

/s/ Darlene J. Gillum

Darlene J. Gillum
General Manager

Parcel Number	Account Number	Property Owner	Service Address	Delinquent Amount
073-0790-023	5001300	MURIETA LAKESIDE PROPERTIES, LLC	RIVER CANYON ESTATES	\$14,194.67
073-0800-003	5001400	MURIETA LAKESIDE PROPERTIES, LLC	ESTATES LAKE CLEM/CHESBRO	\$12,983.99
073-0800-008	5001100	MURIETA HIGHLANDS, LLC	THE TERRACE / HIGHLANDS	\$9,415.02
073-0090-062	5000600	MURIETA LAKESIDE PROPERTIES, LLC	ESTATES AT LAKE CALERO	\$6,627.47
073-0190-069	5000500	FRANK STATHOS	VILLAS	\$6,312.35
073-0190-105	5003200	CSGF RANCHO MURIETA, LLC	RESIDENCE MURIETA HILLS A	\$4,719.37
073-0790-007	5002200	PCCP CSGF PORTFOLIO, LLC	RIVERVIEW UNDEVELOPED	\$3,140.97
073-0750-041	4178301	BANK OF NEW YORK	6540 PUERTO DRIVE	\$1,318.13
073-0190-047	5001900	CSGF RANCHO MURIETA, LLC	RESIDENCE MURIETA HILLS B	\$821.52
073-0490-042	2085702	VENMAR HOLDING PARTNERS, INC	6945 DOMINGO COURT	\$803.22
073-0300-021	1030503	MONIQUE WILLIAMSON	7001 PESCADO CIRCLE	\$802.09
073-0470-003	5000800	COSUMNES RIVER LAND, LLC	SHOPPING CENTER	\$742.69
128-0290-013	90042600	REVERSE MORTGAGE SOLUTIONS	15337 MURIETA SOUTH PARKWAY	\$711.11
073-0660-049	3137200	CHRISTOPHER WILLIAMS	6400 CAMINO DEL LAGO	\$520.44
073-0680-026	6004903	LARRY KOGUT	7296 SONORA DRIVE	\$475.50
073-0676-011	6008500	VELMA STICE	7364 CARMELLA CIRCLE	\$464.75
073-0675-017	6014001	ROBERT LOWRY	14571 PONCHO CONDE CIRCLE	\$405.01
128-0270-002	90033901	DARIUS STELMACH	14805 REYNOSA DRIVE	\$386.85
073-0510-042	2056901	JEROME ODDO	6621 VIA DE ROBLES DRIVE	\$373.24
073-0720-042	4185801	WILLIAM BARROW	6247 PUERTO DRIVE	\$282.04
073-0330-003	1022100	CHARLOTTE MISCHÉAUX	14979 LAGO DRIVE	\$212.94
073-0740-050	4183500	RITA SCHROEDER	6332 PUERTO DRIVE	\$181.90
073-0672-008	6020900	DENTON CRAMER	7330 SONORA DRIVE	\$159.25
128-0230-045	8902200	PACIFIC BAY HOMES	LOT J	\$157.10

MEMORANDUM

Date: August 3, 2016
To: Finance Committee
From: Darlene J. Thiel Gillum, General Manager
Subject: Approve Transfer of Community Facilities District #1 (CFD #1) Funds to Capital Replacement Reserves

RECOMMENDED ACTION

Declare the funds held in the Bank of America Community Facilities District No. 1 redemption checking account and the funds held in the California Asset Management Program (CAMP) Community Facilities District No. 1 Special Tax Fund as surplus and approve the transfer of these surplus funds on a 50/50 basis to the Water and Sewer Capital Replacement Reserve accounts as allowed under the Mello-Roos Community Facilities Act of 1982, Section 53317 (j).

BACKGROUND

Community Facilities District No. 1 (CFD #1) was originally formed in 1990, under the "Mello-Roos Community Facilities Act of 1982" for the purpose of financing the acquisition, construction, and equipping of certain public improvements (generally water transmission pipelines, a water storage reservoir, water treatment plant expansion and improvements, drainage pump stations, bridges and fire suppression equipment, together with necessary and related appurtenances and equipment) in the amount of \$12,925,000. In 2002, the initial bond issue was refunded by a new bond issue in the amount of \$8,760,000.

In October 2013 all outstanding CFD #1 bonds were called and paid in full. All expenditures, such as audits, for the CFD #1 are now completed and paid. The funds remaining in the CFD #1 accounts will be transferred into reserves to support the facilities and infrastructure constructed with the CFD #1 funds.

As of July 29, 2016, the Bank of America Community Facilities District No. 1 checking account balance is \$18,702.45 and the CAMP CFD#1 Special Tax Fund balance as of June 30, 2016 is \$8,334.38; for a total of \$27,036.83. The actual account balances at the time of the bank account closure will be transferred into reserves.

MEMORANDUM

Date: August 3, 2016
To: Finance Committee
From: Eric Thompson, Controller
Subject: Funding of Administration Server from Reserve Funds

RECOMMENDED ACTION

Approve Administration Capital Replacement Reserve funding in the amount of \$6,212.69 for the purchase and installation of a new data server from A Leap Ahead IT.

BACKGROUND

The NAS server (Asset#649-1), which was placed in service August 1, 2008, has reached the end of its useful life and has been the cause of numerous network outages.

The replacement server was purchased on February 8, 2016 and has since been put into service. Once all of the associated costs were identified, the total exceeded the \$5,000 Capital Asset threshold. Also, staff realized that the old server was recorded as a Fixed Asset and is thereby eligible for use of capital replacement reserve funding. As the new server will be classified as a Capital Asset (Value > \$5,000) and is replacing an existing fixed asset, staff recommends that funding come from Administration Capital Replacement Reserves.