

ATTACHMENT 1

Storm Drainage & Flood Control Master Plan

Adoption of
Storm Drainage & Flood Control
Master Plan

MINUTES

COMMUNITY SERVICES DISTRICT

REGULAR MEETING

OF

JUNE 15, 1988

CALL TO ORDER

The regular meeting of the Board of Directors of the Rancho Murieta Community Services District was called to order by President Dick Brandt at 6:20 p.m. in the District Office, 7248 Murieta Drive, Suite B-8, Rancho Murieta. Directors present were: Dick Brandt, Carroll Dudley, Jack Devlin, Bob Simpson and Jack Wegner. Also present were Marion Cravens, Manager/Finance Officer; Ken Giberson, District Engineer; James Noller, Chief of Security; Lee Lawrence, Water and Wastewater Superintendent; Linda Eversole, District Secretary; Vicki Wilson, Recording Secretary; Kerry Straine and Greg Hall, the Business Services Group; and members of the public. The agenda was accepted as submitted.

MINUTES

There were no amendments to the minutes of the meetings of May 11, 1988, and May 16, 1988. Director Dudley made a motion to approve the minutes of May 11, 1988 and May 16, 1988. Director Simpson seconded the motion. Motion carried and the minutes were approved.

CORRESPONDENCE

In addition to the correspondence included in the Board packets, Linda Eversole explained that a response would be needed in reply to the letter dated May 11, 1988, from Voter Registration and Election. Ms. Eversole explained that they needed a resolution to hold the election for two directors' positions with the general election. Ms. Eversole explained what response that staff had prepared. The Board needs to determine who will pay for the candidate's statement, the candidate or the District, and the number of words allowed in that statement. In the past, 200 words were allowed. Staff prepared a resolution for consideration. The candidate would pay for their statement, and 200 words would be allowed.

Ms. Eversole explained that a choice of having a combined notice of vacancy with other districts will keep down the cost, as opposed to having a separate publication. Either option is available. It is the feeling of the Board to go with the combined notice.

Director Devlin moved to approve Resolution 88-7; Director Dudley seconded the motion. A roll-call vote indicated that Directors Brandt, Dudley, Devlin, Simpson, and Wegner voted ayes. Resolution 88-7 was approved.

Ms. Eversole announced an additional letter from the CSDA Finance Corporation. It was learned that in addition to the announced workshop in Redding, additional workshops will be conducted in Fresno and Riverside. If there was interest from this area, a workshop could also be arranged for the Sacramento area. Ms. Eversole stated that in August, Certificates of Participation will be issued. Others

will be issued in the Fall and Spring.

Ms. Eversole announced that a letter from RMPI was received at 5:05 p.m. today that pertains to the agenda items.

Mrs. Cravens brought attention to the Board of Supervisor's Resolution No. 88-0606 from Sacramento County regarding water conservation, and stated that it is consistent with District's actions. No response was required; their recommendation was to emphasize water conservation in all areas.

FINANCIAL ITEMS

Mr. Straine explained the financial packet contents. Director Wegner moved to approve the Warrant and Manual Registers. Director Devlin seconded the motion. Director Simpson had a question about terminology within the Registers which was explained. The motion was voted on and approved.

Mrs. Cravens announced that as it was the end of the fiscal year, it was time to set a public hearing for all accounts that are delinquent as of June 30, 1988. The delinquent accounts will be turned over to the tax collector to be included in their tax bills. Mrs. Cravens recommended that the next regular Board meeting, July 20, 1988, be set for the public hearing. Notices have been sent out, and it is not anticipated that a very large number will need to be sent to the tax collector.

A motion was made by Director Dudley to make July 20, 1988, the official public hearing date for the delinquent accounts. Director Simpson seconded the motion, and the motion was approved.

There were no questions regarding the Financial Statements. It was stated that the graphics were excellent, but they should include a date.

Mr. Straine brought attention to a letter from Willis and Walsh which stated projected fees for year-end auditing not to exceed \$7,650. He stated that this has been a cooperative firm to work with, but recommended knowing what the services are by the hour. He stated that this firm has also provided excellent guidance throughout the year. Although this fee was incorporated in the budget for next year, it was possible that reducing the cost might be achieved by making some minor reporting layout changes. Mr. Straine would work with Willis and Walsh on that point. Director Simpson moved to accept the proposed fee for services providing that an adequate statement of the hourly rate is submitted. Director Wegner seconded the motion. Motion carried.

Mrs. Cravens stated that the District's commercial general insurance expires July 1, 1988. The agent has asked for a little more time in preparing the proposal for the coming year. It is anticipated the rates will be from eight to fifteen percent higher for next year. Because the policy will expire and needs renewing before the next Board meeting, authorization will need to be given at this month's meeting. Director Devlin moved to renew the District's insurance policy with McGee and Thielen if the rates are not more than 15 percent higher. Director Simpson seconded the motion. It was so moved.

MONTHLY ACTIVITY REPORTS

Water and Wastewater Operations: Mr. Lawrence presented the Board with his written report. In addition, he stated that there was a 36.8 percent return to the wastewater treatment plant during the month of May. There was a walk through completed on May 26th on the Water Treatment Plant, and start up was approved for June 6th. They have elected not starting yet in order to complete repair work under way.

Security Service Operations: Chief Noller reviewed his activity report with the Board members. He reported events are down. Chief Noller stated that during the Seniors Gold Rush Tournament, Stonehouse Gate will be open on June 30th, July 1st, and July 2nd from 7:00 a.m. through 3:00 p.m. Chief Noller stated the only event brought up for approval was the Grand Prix Horse Show from 6/21/88 through 6/26/88. As it will be held on the south side of the highway, he didn't anticipate having problems with traffic this year. The Andersons will be providing their own additional security for this event. Director Simpson moved to approve the Grand Prix Event, Director Devlin seconded the motion. The Grand Prix Event was approved.

Engineer's Status Report: Mr. Giberson stated the only major change from last month's report was with the RMA Maintenance Facility. Construction plans were approved on May 17, 1988, and site work is now underway.

Mr. Giberson provided the Board members with a revised Major Project Schedule that staff will be working with during the next few months. One significant change that has occurred is moving up Wastewater Treatment Plant expansion planning in anticipation for incoming applications for service primarily around the South Course. Most of the projects are a little behind schedule because of the activity in the assessment district and resolving the legal requirements under the acquisitions services agreement.

As the meeting was ahead of schedule and it was not time for the timed items, the Board moved on to Committee Reports.

COMMITTEE REPORTS

Plan of Completion: Mr. Giberson reported to the Board from a memo dated June 9 indicating the status of the Legal Plan of Completion. All agreements were signed and recorded except the training center lease of the Wastewater Treatment Plant. Details are still being worked on with that agreement. Mr. Giberson reported that because the overall activity is now 98-99% complete, the Plan of Completion Committee has made a recommendation to meet on an irregular basis as needed. The Board concurred with that recommendation.

Fire Committee: No report.

Coordination Committee: Director Brandt reviewed the topics discussed at the meeting held June 14, 1988, that was presented in a written memo by Mrs. Cravens and included in the Board packets. The next regular meeting for the Coordination Committee will be on July 12, 1988.

TIMED ITEMS

7:00 p.m. Public Hearing: Proposed Change in Improvement District No. 1:

Mr. Giberson reported what changes were involved in Improvement District No. 1 as explained in a memo dated June 14th, 1988. Copies of Resolution 88-8 were distributed to the public. Staff recommended acceptance of the proposal from Creegan & D'Angelo and requested the Board to authorize the Manager to execute a contract to provide engineering services for the design of this facility.

Director Dudley made a motion to solicit for Engineering proposals for the design of the facility and that they be presented at the next regular meeting; Director Devlin seconded the motion. Motion passed.

Director Devlin made a motion to approve the change order identified as Resolution 88-8, Director Simpson seconded the motion. A roll-call vote indicated that Directors Brandt, Dudley, Devlin, Simpson, and Wegner voted ayes to accept Resolution 88-8.

Director Devlin made a motion that the cost of the design and construction of this project not exceed \$224,000 from bond funds, Director Simpson seconded the motion. Motion passed.

7:15 p.m. Public Hearing: 1988-89 Budget Mr. Straine explained the budget described as Resolution No. 88-9. Copies of the Resolution were distributed to the public. Some discussion occurred regarding capital outlay and the lack of funding available to the District to cover upcoming depreciation on equipment and buildings. There were questions from the public answered regarding costs and rate increases. After explanations were given and no other comments were brought forward, Director Simpson moved to accept the proposed budget, Director Wegner seconded the motion. A roll-call vote indicated that Directors Brandt, Dudley, Devlin, Simpson, and Wegner voted ayes to accept Resolution 88-9.

7:30 p.m. Public Hearing: Proposed Amendments to Water and Security Ordinances. Mrs. Cravens explained to the Board and the public the rate changes in water as outlined in Ordinance 88-3. Copies were distributed to the public for their review. It was explained that 3% of the customers use 20% of the water, but have been given a reduced rate as more usage occurs. This ordinance eliminates that reduced rate as more usage occurs and states a flat volumetric rate for all users. Director Simpson moved to accept Ordinance 88-3, Director Wegner seconded the motion. A roll-call vote indicated that Directors Brandt, Dudley, Devlin, Simpson and Wegner voted ayes, and Ordinance 88-3 was accepted.

Mrs. Cravens explained the rate changes for security services proposed in Ordinance 88-4. A \$1/month increase is being proposed to constructed homes and townhouses, a \$2/month increase is being proposed for unconstructed lots, and there is no increase being imposed on the mobile home sites or commercial properties. There were no questions or comments from the Board. Questions and comments from the public were addressed by the Board and staff. Mr. Palmer Stinson, a resident, stated that his concern was the District creating its own police force when residents already have one in the County that is paid for through taxes. He believed that we should negotiate for better service from the sheriff which we're entitled to have rather than provide additional financing for our own police force. He personally is satisfied with the level of service that is given to Rancho Murieta residents. The Board explained that a Security Committee, which was made up with residents having legal and law enforcement backgrounds, recommended for safety reasons the staff be increased as described

in Ordinance 88-4. Mr. Stinson, who has 35-years of police experience and is a consultant, shared a difference of opinion regarding safety. His opinion was that through specialized training, peace officers know how to protect themselves until backup personnel can arrive; and that until circumstances dictate, such as every call being an emergency or conflict situation, it is not prudent to increase staffing. Over staffing can actually create a false sense of security for officers. Another resident said that the proposed \$12/year security fee increase was like an insurance policy. Director Devlin stated that most residents enjoy Rancho Murieta because of its security system, and that the entire District has better protection because of its presence. No other comments were brought forward. Director Simpson moved to accept Ordinance 88-4, Director Wegner seconded the motion. A roll-call vote indicated that Director Brandt, Dudley, Devlin, Simpson, and Wegner voted ayes, and the Ordinance was approved.

8:00 p.m. Public Hearing: Environmental Review, Adoption of Storm Drainage and Flood Control Master Plan. Mr. Giberson presented the final Storm Drainage and Flood Control Master Plan for the Board's consideration.

Mr. Giberson reviewed the Master Plans Environmental Document, an Initial Study and Negative Declaration. Mr. Giberson stated that the plan is and of itself a general mitigation measure intended to prevent significant drainage and flood control problems and to minimize environmental degradation at Rancho Murieta. More specific mitigation measures cannot be determined until specific drainage and flood control projects are proposed in the future.

Mr. Giberson stated that the initial study indicates that the storm drainage and flood control master plan cannot have a significant effect on the environment and a negative declaration should be approved. It was staff's recommendation the Board take the following actions on this matter: (1) accept the initial study as submitted justifying the finding that the negative declaration is acceptable, adequate and appropriate, (2) order the adoption and filing of the negative declaration by staff in accordance of CEQA and Ordinance 83-1.

Before the Board acted on the Environmental Document, Mr. Giberson briefly reviewed the content of the Storm Drainage and Flood Control Master Plan. The District has latent authority to provide drainage and flood control service, and was given the additional authority and responsibilities when deannexation from County Storm Drainage Maintenance District occurred in the early 1980's. Key principles that guided the committee in the preparation of the Master Plan were to protect life and property and to minimize inconvenience. Mr. Giberson stated that the estimated annual cost for the public maintenance for the drainage and flood control plan is \$76,000. Reserves for depreciation and repairs, estimated at \$35,000 - 53,000, are not included in that cost. Repairs requiring immediate attention are estimated to cost about \$46,000. These repair costs are not included in the annual maintenance budget. Additional funding for those repairs will need to be considered. Recommendations for acquiring funding will be proposed at a later date.

Director Devlin moved to accept the Notice of Determination under the California Environmental Quality Act. Director Wegner seconded the motion. Motion passed.

Storm Drainage and Flood Control Master Plan. Several members of the public asked questions about the plan. Mr. Ted Peightal from the RMA suggested wording change recommendations advised by RMA's lawyer. Mr. Glen Twitchell representing

RMA, Mr. Keith Thomas representing RMPI, Mr. Marlin Nord from the Village Association all asked that approval of the plan be postponed until further review could be completed.

Mr. Devlin moved to adopt the Storm Drainage and Flood Control Plan, Director Wegner seconded the motion. Directors Brandt, Simpson, Wegner, and Devlin voted ayes; Director Dudley voted no. The motion passed.

Public Hearing: Drainage Ordinance No. 88-5. Mr. Giberson stated that this ordinance is the enabling legislation that allows the District to implement the Master Plan. He stated that this ordinance has been modeled after the District's Sewer and Water Ordinance. It has also been modeled after Sacramento County's Drainage Ordinance. Since there were still concerns being expressed regarding this Ordinance, it was suggested that the public hearing be continued at a later date. Director Devlin moved to continue the meeting on Wednesday, June 29th, at 7:00 p.m. Director Dudley seconded the motion, and the motion passed. Staff was directed to conduct an additional workshop to address public concerns.

COMMENTS FROM THE PUBLIC

No other comments from the public were brought forward.

COMMITTEE REPORTS (Continued)

Security Committee: Director Wegner announced the next Citizens Advisory Committee Meeting will be tomorrow morning, June 16, 1988, at 8:00. No other announcements or comments were made.

Personnel Committee:

Resolution 88-10 was brought to the floor for approval. Copies were distributed to the public. The Resolution relates to the organizational structure of the District and the grade level positions for the personnel. Director Simpson moved to accept Resolution 88-10 as outlined, Director Devlin seconded the motion. A roll-call vote indicated that Directors Brandt, Dudley, Devlin, Simpson, and Wegner voted ayes. Motion passed.

A position description for Water and Wastewater Mechanic and Warehouseperson was brought to the floor. Director Simpson moved to accept the position, Director Devlin seconded the motion. Motion passed.

OLD BUSINESS

Status Reports:

CSA No.1: Director Brandt reported that there was a hearing before the County Board of Supervisors, and it was decided that detachment of the District from County Service Area #1 was approved and the District will no longer have assessments included in the tax bill.

Delinquent Assessments -- Foreclosure: Mrs. Cravens reported that the District received a notice of default from the title company indicating the Operating Engineers have initiated a foreclosure action against the developer and the District was notified because of its interests in easements. Legal counsel

states that it is not necessary for the District to take action. Mrs. Cravens stated that after ninety days from May 5, 1988, a 20-day notice of sale could be advertised and could occur. The staff will keep the Board apprised of any information that it receives.

District Brochure: Mrs. Cravens stated that the brochure was at the printers and will be completed and mailed before the end of the month of June.

Improvement District No. 1:

Status of Funds: The funds reporting was included in the Board packets. Total funds available is \$632,300. A portion of those funds was allocated to the warehouse facility approved earlier in the meeting.

Improvement Fund Cost Accounting Report #19: Nothing new to report.

Pending Applications: There were no changes to report.

Facilities Extension Agreement -- The Villas: Mr. Giberson stated that a report was given to Board. In addition, Mr. Giberson reported that the applicant is past due in water and invoice accounts. Mr. Giberson stated the the applicant has agreed to relocate the entrance to the location recommended in the District's traffic study, and they agreed to use water from RMA irrigation system. The applicant chose not to participate in the District's proposed commercial irregation system. Director Brandt suggested adding that if the conditions are not met, that the approval be null and void. Director Brandt also stated that prior to additional engineering approvals being granted, that costs incurred by District staff during the applicant's review be paid in addition

to any other past due accounts, applicant fees, and charges. Director Brandt moved to add the two aforementioned conditions, Director Devlin seconded the motion. Motion passed.

New Business: None was brought forward.

Planning Session: As the RMA lease is no longer available, Mr. Wegner has looked at two other alternatives to house the CSD business offices. After discussion of the alternatives, it was determined that a letter should be sent to Mr. Sullivan expressing interest in occupying space in the Airport Business Park facility. Further research and review will take place and will be reported as information becomes available.

Closed Session: Litigation Matters--Government Code 54956.9(a)(1)

At 10:00 p.m., the Board went into closed session. Discussion occurred; however, no action was taken.

ADJOURNMENT

Director Wegner moved to recess the meeting until June 29, 1988, at 7:00 p.m. Director Simpson seconded the motion. At 10:20 p.m., the meeting adjourned until June 29th, 7:00 p.m.

Respectfully submitted,

Vicki L. Wilson

Vicki L. Wilson
Recording Secretary