

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

Board of Directors Meeting

MINUTES

June 19, 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, Betty Ferraro, Paul Gumbinger, and Michael Martel. Also present were Edward R. Crouse, General Manager; Darlene Gillum, Director of Administration; Greg Remson, Security Chief; Paul Siebensohn, Director of Field Operations; and Suzanne Lindenfeld, District Secretary.

2. ADOPT AGENDA

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

3. SPECIAL ANNOUNCEMENTS AND ACTIVITIES

None.

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

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

Conference with Legal Counsel – Existing Litigation Pursuant to Government Code section 54956.9(a). Name of case: Rancho Murieta Community Services District v. Elk Grove Bilby Partners, LP, Sacramento County Superior Court Case No. 34-2011-00097778.

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

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.

Under Government Code 54957: Public Employee Performance Review: Title: General Manager.

5/6. BOARD RECONVENED TO OPEN SESSION AT 5:06 P.M. AND REPORTED THE FOLLOWING:

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

Conference with Legal Counsel – Existing Litigation Pursuant to Government Code section 54956.9(a). Name of case: Rancho Murieta Community Services District v. Elk Grove Bilby Partners, LP, Sacramento County Superior Court Case No. 34-2011-00097778. Nothing to report.

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

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.

Under Government Code 54957: Public Employee Performance Review: Title: General Manager. Nothing to report.

7. COMMENTS FROM THE PUBLIC

None.

8. CONSENT CALENDAR

President Pasek commented on a new billing statement staff is working on which will include the usage factor for each residence based on lot type.

Director Belton requested that Agenda Item 17 in the Board meeting minutes include more information.

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

9. STAFF REPORTS

Under Agenda Item 9a, President Pasek asked about the intern position. Paul Siebensohn stated that the District has an agreement with Los Rios Community College District (Folsom Lake College) for a plant operator intern position. This position works 30 hours a week and is a non-paid position. President Pasek and Director Belton commented stated it was a good idea to use interns.

Ted Hart stated it is a good idea to use interns but commented on his concern with the current legal case in New York regarding the use of unpaid interns.

10. CORRESPONDENCE

No comments.

11. ACCEPT THE FINAL SUMMARY OF DEMAND FACTORS ANALYSIS TECHNICAL MEMORANDUM, PRESENTATION BY LISA MADDAUS, MADDAUS WATER MANAGEMENT

Ed Crouse gave a brief summary of the recommendation to accept the Final Summary of Demand Factors Analysis Technical Memorandum prepared by Lisa Maddaus, Maddaus Water Management.

A question and answer period followed. Mr. Crouse recommended the Board accept the technical memorandum as complete but not to adjust demand factors at this time.

President Pasek directed Ed Crouse to meet with Greg Vorster, General Manager, Rancho Murieta Association (RMA), to discuss revising the RMA landscape guidelines.

Director Martel suggested Directors Gumbinger and Ferraro meet with RMA regarding the landscape mandates and guidelines. President Pasek suggested that the general managers meet first to discuss.

Director Gumbinger thanked Lisa Maddaus, Maddaus Water Management.

Motion/Gumbinger to accept the Final Summary of Demand Factors Analysis Technical Memorandum prepared by Lisa Maddaus, Maddaus Water Management, regarding the water usage factor review. **Second/Ferraro. Ayes: Pasek, Belton, Ferraro, Gumbinger, Martel. Noes: None.**

12. REVIEW RECYCLED WATER FEASIBILITY STUDY, PRESENTATION BY KEVIN KENNEDY, AECOM

Kevin Kennedy, AECOM, gave a PowerPoint presentation on the Draft Recycled Water Feasibility Study. The purpose of the study is to evaluate and compare potential alternatives for expanding the District's existing recycled water program and to determine whether expanding the existing recycled water program is cost-effective. The format of the study follows the guidelines from the grand award requirements. A question and answer period followed.

Motion/Gumbinger to release the Draft Recycled Water Feasibility Study for public comment. **Second/Belton. Ayes: Pasek, Belton, Ferraro, Gumbinger, Martel. Noes: None.**

13. APPROVE PROPOSAL FOR PREPARING A TITLE 22 ENGINEERING REPORT AND REPORT OF WASTE DISCHARGE

Ed Crouse gave a brief summary of the recommendation to approve the proposal from AECOM to prepare the Title 22 Engineering Report and Report of Waste Discharge.

Motion/Ferraro to approve the proposal from AECOM to prepare a Title 22 Engineering Report and Report of Waste Discharge, in an amount not to exceed \$107,275.00 as the submittal package for the District's Master Reclamation Permit Application. Funding to come from Sewer Replacement Reserves. **Second/Belton. Ayes: Pasek, Belton, Ferraro, Gumbinger, Martel. Noes: None.**

14. DISCUSS ADOPTION OF BOARD GUIDELINES

Ed Crouse gave a brief summary of the Board Guidelines.

Motion/Gumbinger to adopt the Board Guidelines. **Second/Ferraro. Ayes: Pasek, Belton, Ferraro, Gumbinger, Martel. Noes: None.**

15. ADOPT RESOLUTION 2013-02, A RESOLUTION APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR 2013-2014

Darlene Gillum gave a brief review of the proposed budget for fiscal year 2013-2014. The final monthly average increase for a residential metered lot is 4.55%.

Motion/Belton to adopt Resolution 2013-02, a Resolution adopting the proposed budget for fiscal year 2013-14. **Second/Gumbinger. ROLL CALL VOTE. Ayes: Pasek, Belton, Gumbinger, Ferraro. Noes: Martel.**

16. ADOPT ORDINANCE 2013-01, AN ORDINANCE AMENDING CHAPTER 14 OF THE DISTRICT CODE RELATING TO WATER; AMENDING CHAPTER 15 OF THE DISTRICT CODE RELATING TO SEWER; AMENDING CHAPTER 16 OF THE DISTRICT CODE RELATING TO DRAINAGE, AMENDING CHAPTER 16A OF THE DISTRICT CODE RELATING TO DRAINAGE TAX; AMENDING CHAPTER 21 OF THE DISTRICT CODE RELATING TO SECURITY CODE; AMENDING CHAPTER 31 OF THE DISTRICT CODE RELATING OT SOLID WASTE COLLECTION AND DISPOSAL

Darlene Gillum gave a brief review of the proposed rate increase for water, sewer, drainage and security, and solid waste.

Director Martel commented on how all the entities in Rancho Murieta are raising rates and that he feels the District should try to reduce costs in order to not raise rates in the future.

Director Gumbinger commented on how it is better to have small increases each year instead of no increases and then one big increase to make up for the years of not having an increase. Most of the increase this budget year is for prefunding future projects, not operations.

Motion/Pasek to acknowledge the Second Reading of Ordinance 2013-01 and to adopt Ordinance 2013-01, an Ordinance amending Chapter 14 of the District Code, relating to Water; amending Chapter 15 of the District Code, relating to Sewer; amending Chapter 16 of the District Code, relating to Drainage; amending Chapter 16A of the District Code, relating to Drainage Tax; amending Chapter 21 of the District Code, relating to Security tax; and amending Chapter 31 of the District Code relating to Solid Waste Collection and Disposal. **Second/Belton. ROLL CALL VOTE. Ayes: Pasek, Belton, Ferraro, Gumbinger. Noes: Martel.**

17. ELECTION OF CALIFORNIA SPECIAL DISTRICTS ASSOCIATION BOARD OF DIRECTORS, REGION 2

Motion/Belton to vote for Gil Albiani. **Second/Ferraro. Ayes: Pasek, Belton, Ferraro, Gumbinger, Martel. Noes: None.**

18. REVIEW AND SELECT CONFERENCE/EDUCATION OPPORTUNITIES

No discussion.

19. MEETING DATES/TIMES

Improvements Committee meeting is changed to July 9, 2013 at 8:30 a.m.

20. COMMENTS/SUGGESTIONS – BOARD MEMBERS AND STAFF

Chief Remson reported that the North Gate visitor gate arm went down last night and has been sent out for repairs. The North Gate is using one of the South Gate arms until the repair has been completed.

Paul Siebensohn reported that the second midge fly treatment will be applied tomorrow. The treatments last four (4) to five (5) weeks.

Director Gumbinger stated that he has been appointed to the New North Gate Committee by the RMA Board of Directors. Director Belton stated that Chief Remson should also be on the Committee.

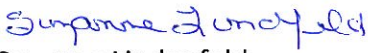
Director Belton commented on new legislation regarding the Public Records Act. Director Belton requested the Personnel Committee develop a policy on Director and staff use of personal electronic devices during District meetings.

Ed Crouse stated that at the June 11, 2013 Presidents meeting, only three (3) people showed so another meeting was scheduled and held on June 18, 2013. Items discussed included: North Gate update, locking Bass Lake gate, July 4th activities, Escuela paving, the new splash park, the new la Crosse field, the water treatment plant expansion status, and an update on the video surveillance plan. Ed also stated that exterior of the District's Administration Building is having some dry rot repairs made and is being painted.

21 ADJOURNMENT

Motion/Gumbinger to adjourn at 7:10 p.m. **Second/Belton. Ayes: Pasek, Belton, Ferraro, Gumbinger, and Martel. Noes: None.**

Respectfully submitted,


Suzanne Lindenfeld
District Secretary