



RANCHO MURIETA COMMUNITY SERVICES DISTRICT

Board of Directors Meeting

MINUTES

July 20, 2016 – Open Session at 5:00 p.m.

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 5:00 p.m. in the District meeting room, 15160 Jackson Road, Rancho Murieta. Directors present were Gerald Pasek, Betty Ferraro, Morrison Graf, Michael Martel, and Mark Pecotich. Also present were Darlene J. Thiel Gillum, General Manager; Greg Remson, Security Chief; Paul Siebensohn, Director of Field Operations; Eric Thompson, Controller; Suzanne Lindenfeld, District Secretary; and Richard Shanahan, District General Counsel.

2. ADOPT AGENDA

Motion/Ferraro to adopt the agenda. Second/Pecotich. Ayes: Pasek, Ferraro, Graf, Martel, Pecotich. Noes: None. Absent: None. Abstain: None.

3. SPECIAL ANNOUNCEMENTS AND ACTIVITIES

Darlene J. Thiel Gillum introduced Paul Wagner, the new Security Chief. Paul's first day with the District is Monday, July 25, 2016.

Paul Wagner gave a brief history of his law enforcement/security background. Paul stated he is looking forward to working with everyone.

4. COMMENTS FROM THE PUBLIC

Tim Maybee, Rancho Murieta Association Director, thanked Chief Remson for all his work and dedication to the community over the last 32 years and presented him with a gift basket. Mr. Maybee stated that few people have had such an impact on the community as Chief Remson has, he will be missed.

Marlene Hensley, 6934 Carreta Lane, commented on her concerns regarding the condition of Laguna Joaquin and asked that the District look into cleaning it up. A letter documenting her concerns was presented to the Board expressing hope that Rancho Murieta Association and the District should initiate action to resolve. President Pasek stated that this has been an on-going issue as maintaining Laguna Joaquin water quality is difficult given it is a detention basin for storm water and irrigation run-off as well as a community aesthetic feature.

5. CONSENT CALENDAR

Director Martel asked about updating the Financing and Services Agreements (FSA). Darlene J. Thiel Gillum stated that at the June Board meeting, John Sullivan suggested the District amend the FSA with the developers to include Park Fees. This item is on the agenda for discussion.

Motion/Martel to adopt the consent calendar. Second/Graf. Roll Call Vote: Ayes: Pasek, Ferraro, Graf, Martel, Pecotich. Noes: None. Absent: None. Abstain: None.

6. STAFF REPORTS

No discussion.

7. CORRESPONDENCE

None.

8. CONSIDER ADOPTION OF RESOLUTION R2016-08, IN HONOR OF JACK GREGORY REMSON, JR.

Motion/Graf to adopt Resolution R2016-08 in honor of Jack Gregory Remson, Jr. **Second/Pecotich**. **Roll Call Vote: Ayes: Pasek, Ferraro, Graf, Martel, Pecotich. Noes: None. Absent: None. Abstain: None.**

Director Ferraro requested that the Board of Directors donate money to purchase a brick for Stonehouse Park in honor of Chief Remson. By consensus, the Board agreed.

9. RECEIVE AND CONSIDER LEGAL OPINION REGARDING PAYMENT OF COMMUNITY FACILITIES FEES BY DEVELOPER, COSUMNES RIVER LAND, LLC

Darlene J. Thiel Gillum gave a brief summary of the opinion from Richard Shanahan, District General Counsel, regarding Cosumnes River Land LLC's protest against District staff's calculation of the Capital Improvement Fee and Water Supply Augmentation Fee for the Murieta Inn Project.

Mr. Shanahan's opinion is that District staff's calculation of the fees based on District Code Chapter 8 was proper. The fees for residential projects are based on the number of lots and the fees for commercial/nonresidential projects are based on a combination of square footage, hotel room numbers, and acreage factors. Both commercial/nonresidential project subsections expressly refer to hotel and motel projects. In addition, the Rancho North Financing and Services Agreement, dated May 27, 2014, establishes the scope of the District's obligation to provide water service to the project. Specifically in that Agreement, Exhibit D allocates 49,980 gallons per day of water to the project, which is 66.64 EDUs.

Ms. Gillum stated that this is a good time to have an evaluation done on the District Code and fees charged for Capital Improvements Fees and Water Supply Augmentation Fees and requested that the Board authorize her to work on an agreement for payment with Cosumnes River Land LLC stating that they will pay the amount due as in the Code currently and adjustment will be made once the evaluation has been completed. John Sullivan agreed. By consensus, the Board agreed. President Pasek asked for the signed letter agreement to be available at the August Board of Directors' meeting indicating District and Developer acceptance and a target date for completion of the fee study.

Director Martel commented on his concerns regarding having an evaluation done.

10. CONSIDER ADOPTION OF DISTRICT RESOLUTION 2016-09 GRANTING EASEMENT RIGHTS TO SACRAMENTO MUNICIPAL UTILITY DISTRICT (SMUD)

Darlene J. Thiel Gillum gave a brief summary of the recommendation to adopt Resolution 2016-09, granting easement rights to Sacramento Municipal Utility District (SMUD) relating to the wastewater treatment facility's solar power installation.

Motion/Pecotich to adopt Resolution 2016-09 a resolution granting easement rights to Sacramento Municipal Utility District (SMUD). **Second/Ferraro**. **Roll Call Vote: Ayes: Pasek, Ferraro, Graf, Martel, Pecotich. Noes: None. Absent: None. Abstain: None.**

11. DISCUSS PARK COMMITTEE ITEMS

a. District Parks Role Position Statement and b. Parks Committee Operating Guidelines

Director Pecotich gave a brief summary of the revised draft of the District's Parks Role Position statement and Park Committee Operating Guidelines.

Director Martel commented on his feeling that the documents are in conflict with the Wang Report which is the basis for the current Parks Agreement and that the existing trails have not gone through proper process or been approved. He also commented on ADA regulations not being included. Director Martel stated that all parties need to be included in the agreements. Director Martel stated that he feels this is more of a Director's personal agenda than it is of the entire Board.

Tim Maybee commented on the agreement being based on the various PDA's and the MBA.

Director Pecotich stated that this is to establish a common operating guideline for the Parks Committee.

By consensus, the Board agreed to the position statement, with a few revisions, and the guidelines, with a few modifications, to be presented to the Parks Committee for review.

John Sullivan stated that the developers are not in agreement with either document.

c. Updating Financing and Services Agreements (FSA) Regarding Parks Fees

Darlene J. Thiel Gillum gave a brief summary of the legal opinion from Richard Shanahan regarding the suggestion of amending the Financing and Services Agreements (FSA) to include language regarding the payment of park development fees as an alternative to a District fee nexus study and updated Park Development Fee.

Motion/Pasek to amend the Financing and Services Agreements to include language regarding the payment of park development fees. **Second/Martel. Ayes: Pasek, Ferraro, Graf, Martel, Pecotich. Noes: None. Absent: None. Abstain: None.**

12. RECEIVE AND CONSIDER UPDATES

a. Escuela Gate

The Rancho Murieta Association (RMA) Board has not made a final decision yet. The County plans to begin construction on the Stonehouse Road improvements in September 2016.

b. Solar Power Installation

Nothing new to report.

c. Pending and Proposed Land Development Projects

Nothing new to report.

d. Midge Fly Ad Hoc Committee

Director Ferraro gave a brief summary of the last Midge Fly Ad Hoc Committee meeting. The Committee suggested the District budget for granular instead of liquid next budget year. The Committee is looking into getting turtles the area.

Larry Shelton stated that the Committee should continue through next season to follow along with the progress. Mr. Shelton stated he has received positive feedback on the progress made regarding the midge flies.

DIRECTOR PECOTICH LEFT AT 6:54 P.M.

13. RECEIVE QUARTERLY UPDATE ON 2016 BOARD GOALS

No discussion.

14. CONSIDER CONFERENCE/EDUCATION OPPORTUNITIES

President Pasek suggested the Board consider the CSDA conference at the next Board meeting.

15. REVIEW MEETING DATES/TIMES

No discussion.

16. COMMENTS/SUGGESTIONS – BOARD MEMBERS AND STAFF

Director Martel stated that he will purchase lunch for administration staff that helped with the zero rate increase and would like to begin discussing the District's gun policy at the next Security Committee meeting.

Director Graf thanked Paul Siebensohn and his staff for the wonderful job they did regarding the pipe bursts caused by Greenfield. Staff did a wonderful job keeping residents informed as to what was going on.

President Pasek stated that residents have commented to him regarding people speeding down Guadalupe and suggested staff work with RMA on this issue.

Director Ferraro thanked Chief Remson for his 32 years of service and welcomed Paul Wagner as the new Security Chief.

Darlene J. Thiel Gillum stated she will be off August 18 and 19, 2016. Starting August 1, 2016, the District will be switching to an odd/even irrigation schedule.

Suzanne stated that the timeline for submitting papers for candidacy for the Board of Directors is from July 18, 2016 thru August 12, 2016.

17. ADJOURNMENT

Motion/Ferraro to adjourn at 7:11 p.m. Second/Graf. Ayes: Pasek, Ferraro, Graf, Martel. Noes: None. Absent: Pecotich. Abstain: None.

Respectfully submitted,



Suzanne Lindenfeld
District Secretary