

BOARD MINUTES
SOUTH PLACER MUNICIPAL UTILITY DISTRICT

Meeting	Location	Date	Time
Regular	District Office	July 2, 2015	4:30 p.m.

I. CALL MEETING TO ORDER: The Regular Meeting of the South Placer Municipal Utility District Board of Directors was called to order with President Murdock presiding at 4:30 p.m.

II. ROLL CALL OF DIRECTORS:

Present: Will Dickinson, Vic Markey, John Murdock, Jim Williams, Jerry Mitchell

Absent: None

Vacant: None

Staff: Herb Niederberger, General Manager
Jody Allen, Superintendent
Adam Brown, Legal Counsel
Eric Nielsen, District Engineer
Sam Rose, Superintendent
Gary Gibson, Field Services Manager

Others: Todd Lowell
Marc Mondell

III. PLEDGE OF ALLEGIANCE: Director Murdock led the Pledge of Allegiance.

IV. CONSENT ITEMS:

1. Minutes from the June 4, 2015 Regular Board Meeting.
2. Accounts Payable in the amount of \$2,143,301.80 through June 30, 2015.
3. Monthly Investment Report in the total amount of \$47,228,258.33, through June 30, 2015.

Director Dickinson made a motion to approve all other items on the consent calendar; a second was made by Director Williams, which carried 5-0.

V. PUBLIC COMMENTS:

President Murdock opened the Public Comments, hearing none the public comments were closed.

VI. BOARD BUSINESS:

1. Consideration of Ordinance No. 15-01 – Public Hearing and 1st Reading of an Ordinance Establishing Requirements for Credit Reimbursement Agreements

General Manager Niederberger provided a short Power Point presentation describing the current process for participation fees and refund agreements for landowners installing major facilities which can be used for the benefit of property not participating in the original costs of construction. He explained how the refund agreement areas work for reimbursement of connections made within these agreements. The concept for Credit/Reimbursement agreements was described. Whereby a property owner or developer may obtain credits charges for the construction of major facilities in lieu of payment of sewer participation charges, and/or seek reimbursement for the costs of construction of such facilities. Director Dickinson asked for clarification that these projects were areas that the District would typically be constructing under the SECAP program. This process ties to the area benefitting from the development. GM Niederberger explained that this meets the strategic plan goals of exploring better business practices

and meets the intent of development paying for development. Legal Counsel Brown clarified items related to the reimbursements and obligations for the District. GM Niederberger used examples to explain the calculation which would be made in the anticipated reimbursement agreements in lieu of payments to the District. He further indicated that credits would be made towards development made within the area of work completed by the Developer. Director Williams asked for clarification on the application of the credit towards participation charges should the property be sold. Director Mitchell stated that he found this reimbursement agreement is a better alternative than the current Refund Agreement process.

A Public Hearing was held for comments from the public. Todd Lowell addressed the board regarding his project, the Villages in Loomis. He stated that he supports the proposal to create the reimbursement agreements as an option for developers. No further public comments were made, the hearing was closed. Director Williams made a motion to approve Ordinance No.15-0; Director Mitchell stated he would second the motion with an amendment to correct the typographical error for section 3 & 4. A roll call was taken, the motion carried 5-0. The Ordinance will be brought back for the second reading and final adoption at the 08/06/15 meeting.

2. Consideration of Resolution No. 15-17 To Accept the Nexus Study for the Amendment of the Sewer Participation Charge and; conduct a Public Hearing for the Consideration of Ordinance No. 15-02 – 1st Reading Of An Ordinance Amending Sewer Participation Charges

General Manager Niederberger introduced the Nexus Study for the amendment of sewer participation charges, to bring the districts charges in compliance with the Mitigation Fee Act. The study evaluates the development potential within the district and the cost for developments. He reported that the first action was the acceptance of the study and second action is the Ordinance which will supersede currently set fees from Ordinance 09-04. Director Williams and Dickinson thanked GM Niederberger for bringing this item to the Fee & Finance Committee for discussion and review of the amendments to fees. GM Niederberger clarified that the charges will be increased over a two year period, beginning 10/01/15 & 10/01/17. Director Williams mentioned that fees were lowered a couple of years ago, at which time a Nexus study was not completed. Director Dickinson made a motion to approve Resolution No. 15-17, a second was made by Director Williams the motion carried 5-0. The Public hearing was opened for Ordinance No. 15-02, hearing no further comments from the public, the hearing was closed. Director Williams made a motion to approve Ordinance No. 15-02, a second was made by Director Dickinson, and the motion carried 5-0. The Ordinance will be brought back for the second reading and final adoption at the 08/06/15 meeting.

3. Consideration and Approval of Resolution No. 15-18 Fiscal Year 2015/16 Budget

General Manager Niederberger reported that at the June 4, 2015 board meeting, a budget workshop had been held. A short summary presentation was made to summarize the 2015/16 budget and anticipated revenues for the upcoming year. A motion was made by Director Williams to adopt Resolution No. 15-18, adopting the Budget for Fiscal Year 2015/16, a second was made by Director Mitchell the motion carried 5-0.

4. Consideration and Approval of Resolution No. 15-19 Establishing and Amending the Schedule of Fees & Charges

General Manager Niederberger reported that in the past the fee schedule was adopted within the budget document. He stated that Resolution No. 15-19 amends the schedule of fees and charges and formally

adopts the schedule. A short discussion followed regarding the incremental changes and hourly bill out rates. Director Dickinson made a motion to approve Resolution 15-19, a second was made by Director Williams the motion carried 5-0.

VII. REPORTS:

1. District Legal Counsel (A. Brown): Legal Counsel Brown reported that he continues to work with the GM in review of the Board Policies.

2. General Manager (H.Niederberger):

A. ASD, FSD & TSD Reports: General Manager Niederberger reported that the departmental reports were included in the agenda materials. He noted that the Manual of Policies were prepared for the upcoming board workshop to be held in August at the 08/06/15 Board meeting. He reported that the Policy & Ordinance Committee has reviewed and addressed the proposed policies over the past six months. Director Mitchell encouraged Board Directors to read them in preparation for the next meeting and to bring any comments or concerns for specific policies. He stated that he felt the policies further the transparency of actions made by the board for the districts constituents. Some discussion followed regarding the time frame to review and adopt the policies in September. It was decided that the workshop should be adequate for review at the August meeting, and further discussion if necessary will occur prior to adoption in September. GM Niederberger brought to the board's attention that a report had been received from the Placer County Grand Jury, regarding a review of Special District's/Agency websites. Staff will be preparing a letter to respond to the report for Board review during the September Board meeting. He stated that the district has made substantial progress in improvements to the district website and transparency over the past few months, and that the district is preparing an application for the District Transparency Certificate of Excellence through SDFL.

B. Information Items: No further information was reported.

3. Directors Comments: Director Mitchell asked if there was an example of the insert for the staggered billing that he could review. GM Niederberger responded that a copy of the insert could be provided for Director Mitchell's review. A recap of the proposed staggered billing process was provided, President Murdock directed Director Mitchell to work with staff to review the insert prior to mailing out to constituents. Director Mitchell asked for further information regarding the Turtle Island project within the Loomis Diversion line project item included in the TSD report. District Engineer Nielsen responded explaining that district staff worked with the town's environmental consultant and a corridor was identified within the Turtle Island property and incorporated into the initial study for the mitigated negative declaration. He indicated that there is still some additional coordination to be worked through. Superintendent Rose reported on several activities being worked on within the district. Director Markey asked about the contract for services between the district and Sierra College. GM Niederberger reported that the district is working with college staff and assisting with their facilities. Director Mitchell indicated that he had attended the SPWA meeting and reported on treatment plant work to be completed in upcoming years.

VIII. ADJOURNMENT

The meeting was adjourned at 6:15 p.m. to the next regularly scheduled meeting on August 6, 2015 at 4:30 p.m.



Joanna Belanger, Board Secretary