

**REGULAR BOARD MINUTES
SOUTH PLACER MUNICIPAL UTILITY DISTRICT**

Meeting	Location	Date	Time
Regular	Zoom Meeting SPMUD Boardroom	March 3, 2022	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 Mitchell presiding at 4:29 p.m.

II. ROLL CALL OF DIRECTORS:

Present: Director Will Dickinson, President Jerry Mitchell, Director John Murdock, Director James Durfee, Vice President Jim Williams

Absent: None

Vacant: None

Staff: Adam Brown, Legal Counsel
Herb Niederberger, General Manager
Carie Huff, District Engineer
Eric Nielsen, Superintendent
Emilie Costan, Administrative Services Manager

III. PLEDGE OF ALLEGIANCE: President Mitchell led the Pledge of Allegiance.

IV. PUBLIC COMMENTS:

ASM Costan confirmed that no eComments were received. Hearing no other comments, the public comments session was closed.

V. CONSENT ITEMS:

1. MINUTES from the February 3, 2022 Regular Meeting.
2. ACCOUNTS PAYABLE in the amount of \$519,545 through February 21, 2022.
3. RESOLUTION 22-07 TEMPORARY SEWER USE AGREEMENT WITH GEORGE REED, INC. FOR THE CITY OF ROCKLIN'S ROCKLIN ROAD/PACIFIC STREET ROUNDABOUT PROJECT

Vice President Williams made a motion to approve the consent items; a second was made by Director Durfee; a roll call vote was taken, and the motion carried 5-0.

VI. BOARD BUSINESS

1. **SECOND READING AND ADOPTION OF ORDINANCE 22-01 TRANSITIONING FROM AT-LARGE/FROM-DISTRICT ELECTIONS TO BY-DISTRICT/FROM-**

DISTRICT ELECTIONS AND ESTABLISHING NEW ELECTORAL DISTRICT BOUNDARIES

GM Niederberger introduced the second reading of Ordinance 22-01.

Director Murdock made a motion to waive the second reading of the proposed Ordinance 22-01 and adopt Ordinance 22-01 Transitioning from At-Large/From-District Elections to By-District/From-District Elections and Establishing New District Boundaries which will become effective on April 4, 2022, a second was made by Director Durfee; a roll call vote was taken, and the motion carried 5-0.

2. LOWER CLOVER VALLEY SEWER TRUNK REPLACEMENT

DE Huff presented on the Lower Clover Valley Sewer Trunk Replacement Design Report developed by Water Works Engineers. She reviewed the two preliminary design alternatives that were recommended as the most viable replacement solutions at the August 1, 2019, board meeting. She shared that while the existing trunk has been identified as a High-Risk Facility, the future development of Clover Valley has changed and no longer requires an increase in capacity in the existing sewer trunk. Staff is recommending that the project not move forward until such time as an increase in capacity is needed or the pipe has exceeded its useful life.

Director Murdock asked why the EDUs for new development have been reduced to two hundred and why the District is putting off the replacement of a high-risk pipe. DE Huff explained that the original entitlement for the land was higher, but community input has reduced the density. She shared that the primary trigger for the replacement of the pipe was capacity. Director Murdock asked when the pipe will exceed its useful life. Staff shared that the average life of a pipeline is seventy-five-years and there are approximately fifteen years of useful life left in this pipe.

Director Williams shared that he was told that part of Clover Valley was going to be sold for conservation. President Mitchell shared that he attend the last city council meeting regarding the development of Clover Valley and there is a clear desire to limit development in that area. President Mitchell asked if the District would increase capacity even if pipe replacement is triggered due to end of useful life. DE Huff shared that the pipe has the capacity to service the currently proposed development; however, additional off-site work could impact future trunk replacement.

3. RESOLUTION 22-08 PLACING THE FORMER SUNSET WHITNEY GOLF COURSE CLUBHOUSE IN EXTENDED UNOCCUPIED USE

GM Niederberger shared with the Board that the former Sunset Whitney Golf Course Clubhouse is a shell, unoccupied, and not discharging sewer into the system. The City of Rocklin owns the Clubhouse and currently has been submitting a quarterly application to place the building in a status of unoccupied use, thereby reducing the billing EDUs. Staff desires to work with the City of Rocklin to remove the requirement for submittal of a quarterly application and place the building on extended unoccupied use until such time as improvements are started that would generate use.

Director Murdock asked if there were any facilitates that could generate sewage on the site. President Mitchell shared that there is a restroom facility on the western side of Whitney Boulevard

that is functional but locked. DE Huff shared that the unoccupied use status reduces but does not eliminate the monthly service charge. Director Durfee shared that he feels this is a great example of proactive government partnership.

Director Durfee made a motion to adopt Resolution 22-08 Waiver to SPMUD SC 2.03.007 B, and placing the former Sunset Whitney Golf Course Clubhouse in Extended Unoccupied Use, by (1) Placing the former Sunset Whitney Golf Course Clubhouse in Extended Unoccupied Use (2) Granting a waiver to the City of Rocklin to the Reapplication for Unoccupied Use for the former Sunset Whitney Golf Course Clubhouse, and (3) Allowing for the Designation of Unoccupied Use for the former Sunset Whitney Golf Course Clubhouse to remain until such time that Improvements are Initiated for the Property and/or Building, a second was made by Director Murdock; a roll call vote was taken, and the motion carried 5-0.

4. STRATEGIC PLANNING WORKSHOP: MISSION, VISION, & VALUES

DS Nielsen gave a presentation on the Mission, Vision, and Values of the District in preparation for the development of the next five-year strategic plan.

The Directors discussed the mission, vision, and values of the District and recommended updating the goals but continuing to use the same mission and values statements. The Board recommended removing comparative language in the vision statement and potentially making the language more concise.

DS Nielsen reviewed the next steps in the strategic planning process and provided board members with a strengths, weaknesses, opportunities, and threats assessment for the next strategic plan discussion at the April board meeting.

VII. REPORTS

1. District General Counsel (A. Brown):

General Counsel Brown had no report for this meeting.

2. General Manager (H. Niederberger):

A. ASD, FSD & TSD Reports:

GM Niederberger shared that the long-range planning agenda in the GM Report has been revised to move the ITPipes discussion to May and to add Strategic Planning Workshops in April and May. President Mitchell asked about item F.4 in the GM Report and the timeline for a potential cost of living adjustment due to increased inflation. GM Niederberger shared that the item has been discussed with the Personnel and Advisory Committee and will come back to the full board for discussion.

Director Murdock asked about the 180-unit complex that is being proposed across from Sierra College. DE Huff shared that the project is College Park Senior Apartments. The District has received a pre-development application and has been working with the engineer and the City of Rocklin.

Director Dickinson asked about Newcastle easement acquisition. DE Huff shared that staff has completed preliminary work with the County to determine where easements may have been missing when the District acquired Newcastle from the Newcastle Sanitary District. The District has contracted with Bender-Rosenthal to assist the District in obtaining a full accounting of the rights in the Newcastle area. Staff will be starting in Newcastle and working through the District to acquire necessary access.

B. Information Items: No additional items.

3. Director's Comments:

Vice President Williams shared that he attended an Architectural Advisory Committee meeting on February 14th about the corporation yard improvements. He shared that the Board should be prepared for a number of disruptions and logistical issues during construction. Staff will be communicating these impacts throughout the project.

VIII. CLOSED SESSION READOUT

The Board met in Closed Session at 5:37 p.m. to discuss existing litigation. The Board heard a report from General Counsel. No action was taken.

The Board adjourned the closed session at 6:04 p.m.

IX. ADJOURNMENT

The President adjourned the meeting at 6:05 p.m. to the next regular meeting to be held on April 7, 2022, at 4:30 p.m.



Emilie Costan, Board Secretary