

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

Meeting	Location	Date	Time
Regular	SPMUD Boardroom Zoom Meeting	November 2, 2023	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 Williams presiding at 4:30 p.m.

II. ROLL CALL OF DIRECTORS:

Present: Director Jerry Mitchell, Director Christy Jewell, Director James Durfee, Director Will Dickinson, Director 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: Director Mitchell led the Pledge of Allegiance.

IV. PUBLIC COMMENTS:

ASM Costan confirmed that no eComments were received.

Warren Jorgenson gave public comment inviting the Board to the City of Rocklin Special Recognition Committee ceremony on November 9th on Front Street to recognize four individuals and their contributions to the City of Rocklin.

Hearing no other comments, the public comments session was closed.

V. CONSENT ITEMS:

1. MINUTES from the October 5, 2023, Regular Meeting.
2. ACCOUNTS PAYABLE in the amount of \$635,871 through October 25, 2023.
3. QUARTERLY INVESTMENT REPORT in the total amount of \$75,400,782 through September 30, 2023.
4. ANNUAL INVESTMENT REPORT for the fiscal year ended June 30, 2023.
5. RESOLUTION 23-38 AUTHORIZING A PERFORMANCE MERIT PROGRAM PAYOUT TO DISTRICT EMPLOYEES PER THE EMPLOYEE MOU IN THE AMOUNT OF \$38,369.

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

VI. BOARD BUSINESS

1. RESOLUTION 23-39 ADDENDUM #3 TO THE PROFESSIONAL SERVICES AGREEMENT WITH NEXGEN UTILITY MANAGEMENT FOR THE GRANITE TERRACE SUBDIVISION AND LIFT STATION PROJECT

DE Huff presented the addendum to the agreement with NexGen Utility Management to continue construction services for the Granite Terrace Subdivision and Lift Station Project.

Director Mitchell asked about the approval of the final map for this development prior to the underground improvements being completed, and Director Dickinson asked if the District has been in this situation before. GM Niederberger shared that approving the final map before the improvements are completed and bonding for the improvements is a common practice in Southern California but not in Northern California, though both methods are allowed under the Subdivision Map Act. He added that this Developer has bonded for these improvements and there are sufficient funds to protect the District. GC Brown confirmed that while he has not seen a situation like this before, the Subdivision Agreement and bond protect the District and ensure that improvements are being built according to the District's Specifications.

President Williams asked when the bond was taken out and if inflated prices have been impacting the protections offered by the bond. GM Niederberger shared that the lift station is nearly complete, and the collection system has been inspected and is intact. He shared that if the work was stopped at the current progress and the District called the bond to complete the work, he believes there would be sufficient funds.

Director Mitchell asked if the City of Rocklin followed its internal policies when it approved the final map before the substantial underground improvements were completed. He stated that he would follow up with the City. Director Dickinson commented that it feels like the District is lending money to a developer. GM Niederberger shared that the District is not at risk of not being reimbursed and even though the process has been long and arduous, he commented that there is an end in sight.

Director Mitchell made a motion to adopt Resolution 23-39 to enter into Addendum #3 to the Professional Services Agreement with NexGen Utility Management; a second was made by Director Jewell; a roll call vote was taken, and the motion carried 5-0.

2. FARRON STREET REPLACEMENT PROJECT

DE Huff presented information on the potential Farron Street Replacement Project. There is currently a development proposal on Farron Street that will make future replacement of the sewer line located there more costly. She reviewed three alternative designs that will be included in the bid to complete the work.

Director Mitchell commented that the ideal configuration would be alternative three and asked for more information on the existing property that would be impacted by that alternative. DE Huff shared that staff visited the property during the workday and the residents were not home at the

time. Director Mitchell also asked about the direction of the flow, and DE Huff shared that the flow comes from Farron Street toward Third Street. She shared that the pipe was installed in 1959 and serves a large portion of the older area of Rocklin.

Director Jewell asked for clarification on the project costs. DE Huff commented that the project would replace approximately 140 linear feet of pipe and the estimated cost is \$110,000 due to bypass requirements for the project. Director Mitchell asked about the timing of the project. DE Huff shared that the property owner is pushing to begin grading work before the weather turns. Director Jewell asked if there was neighborhood opposition to the project. DE Huff shared that Chester Lane is very narrow, and the District will have to work closely with the neighbors to mitigate access and other issues. Director Dickinson asked about acquiring additional easement, and DE Huff shared that the District would be acquiring additional easement from the developing property and would be purchasing additional easement from the existing property owner.

GM Niederberger clarified that the project is being brought before the Board because it is an unscheduled project; however, all three design proposals will be included in the construction bid and the construction estimates will come back to the Board for review and approval with more information about the existing property. Director Mitchell added that an asset plan assists with making determinations about these types of unscheduled projects.

VII. ADDITIONAL PUBLIC COMMENT

The Board President reopened public comment. ASM Costan read comments received from Tina-Marie via Zoom Chat. Tina-Marie commented that she is a commercial property owner who owns a building with three suites. Two of the suites have been vacant for the last three years and she believes that the charge of 1 EDU for the vacant suites should be reconsidered.

VIII. 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:

President Williams commended the staff for so many days without a loss time injury.

Director Mitchell asked for information about item D on the General Manager's Report. GM Niederberger shared that the City of Rocklin is looking at ways to lower fees for low-income housing projects. The meeting was a discussion on what tools are available and the legal obligations of water and wastewater providers. The meeting also included discussion regarding the coordination of the upcoming joint construction project occurring on Midas Avenue.

Director Dickinson asked about the timing for the upcoming Rocklin 2x2 meeting. GM Niederberger shared that he is hoping to schedule the meeting before the end of the year. Director Dickinson asked about the timing of completing the Participation Fee FAQ. Director Jewell asked

that it include a comparison to other wastewater agencies in the area. GM Niederberger commented that he will present the item to the Board in January.

Director Mitchell asked if the WaterWorks projects are programmed to occur this year. DE Huff commented that they have started the preliminary engineering work on these projects with the next step being design work. Due to the size and complexity of the projects staff is not anticipating that construction will start for some time. Director Mitchell asked for confirmation that the Johnson Springview Park Creek Crossing is a priority and DE Huff confirmed that it is. Director Dickinson asked about the data collection that is occurring in Newcastle. DE Huff shared that the project would identify and survey every facility, cleanout, and manhole in Newcastle. Staff recently sent outreach letters to notify Newcastle residents of the upcoming work.

B. Information Items: No additional items.

3. Director's Comments:

There were no Director's comments for this meeting.

IX. CLOSED SESSION READOUT

The Board met in Closed Session at 5:10 p.m. to discuss the General Manager's performance evaluation. No action was taken.

The Board adjourned the closed session at 5:49 p.m.

X. ADJOURNMENT

The President adjourned the meeting at 5:50 p.m. to the next regular meeting to be held on December 7, 2023, at 4:30 p.m.



Emilie Costan, Board Secretary