



De Luz Community Services District

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BOARD OF DIRECTORS
MICHAEL ADAMS
GENE BIANCHI
BRYAN BUESCHER
~~SUSAN EGGE~~ RAMI MINA
STEVE RUBIN
GENERAL MANAGER
ROB HOLMES

MINUTES REGULAR MEETING OF THE BOARD OF DIRECTORS April 16, 2014 6:00 P.M.

A. Call to Order & Roll Call

A Regular Meeting of the De Luz Community Services District was held at the De Luz Community Services District Office commencing at 6:03 p.m. on April 16, 2014. Present at the meeting were the following Directors:

Director Adams
Director Bianchi
Director Buescher
Director Rubin

General Manager Holmes, Assistant Secretary Ruzek, Accounting Administrator Snyder, and General Counsel Jackson were also present.

President Rubin led the flag salute.

General Counsel Jackson informed the Board that Agenda Items "T" and "U" will need to be tabled until the next meeting as he has not received all the necessary feedback to proceed with those two items.

B. Sheriff

Deputy Donoho gave the Sheriff's Report for March 2014 and updated the Board on April activities. The written report is on file with the District Office. He reported that there has been a few incidents of avocado thefts, and that they are still working with the CHP to obtain the speed-monitoring sign.

C. Public Comment

None.

At this time, the candidate not being interviewed by the Board voluntarily left the room.

D. Board of Director Candidate Interviews

The Board interviewed the following candidates individually: James Fredette and Rami Mina. Each candidate was given the opportunity to give a brief statement, and was asked questions by the Directors.

At this time, all candidates returned to the meeting.

E. Resolution Appointing a Director

General Counsel Jackson explained that the Board shall fill the vacancy either by appointment, or by calling for a special election within 60 days after the effective date of the vacancy. He further stated that if the vacancy is not filled by Board appointment, or if the District Board has not called for an election within those 60 days, then the appointment or call for election may be made by Riverside County Board of Supervisors.

Motion was made by Buescher, seconded by Adams to nominate Rami Mina.
Motion was made by Bianchi, seconded by Adams to nominate James Fredette

The nominations were closed.

Director Bianchi stated the he personally knows both candidates and that each one is well qualified to fill the vacancy.

President Rubin called for the vote for Rami Mina. The Directors cast their votes as follows:

Gene Bianchi:	abstain
Bryan Buescher:	aye
Steve Rubin:	aye
Mike Adams:	aye

President Rubin called for the vote for James Fredette. The Directors cast their votes as follows:

Gene Bianchi:	abstain
Bryan Buescher:	noe
Steve Rubin:	noe
Mike Adams:	noe

Motion was made by Buescher, seconded by Adams, to adopt Resolution No. 2014-05:

Appointing Rami Mina to Serve on the Board of Directors until the next District Election in 2015

The motion carried unanimously.

F. Director Oath of Office

General Counsel Jackson administered the Oath of Office to Director Mina.

G. Meeting Conduct

General Counsel Jackson explained portions of the Ralph M. Brown Act, parliamentary procedures, and Board etiquette.

H. Article 4 - Section 405-3: Real Estate Advertising Signs

Property owner Steve Brown addressed the Board and asked for a change in the District Ordinance Code, or to grant him a variance to allow him to place one real estate advertising sign in the right-of-way per frontage road. He stated that since his property is a corner lot, he should be allowed to place one sign along the frontage of each road instead of the allotted one sign per parcel.

Discussion followed by the Board. President Rubin called for a motion to place consideration of a change Article 4 - Section 405-3 of the District Ordinance Code on next months Agenda. The item failed for lack of motion.

President Rubin called for a motion to grant a variance to Mr. Brown to place one sign along each frontage road. Discussion followed with Director Buescher stating that Mr. Brown had attended the recent Engineering Committee and the Committee recommended several options such as relocating signs out of the right-of-way and onto his personal property.

President Rubin stated that letters were received from residents in support of maintaining the existing real estate sign requirements of the District's Ordinance Code, and one opposed from Realtor Kathy Nichols.

Motion was made by Bianchi, seconded by Adams to grant Mr. Brown a variance to place one sign along the frontage of each road instead of one per parcel.

The motion failed by the following roll call vote: Bianchi, aye; Buescher, noe; Rubin, noe; Adams, noe; Mina, noe.

I. CFD-2014-1 Post-Election

Shane Spicer of Webb Associates addressed the Board regarding the recent failure of the Special Tax Election. Discussion followed regarding various ways to improve upon the informational outreach to residents, simplifying the message, and tax structure. Mr. Spicer recommended consulting with a professional Public Relations firm.

At this time, the Board proceeded to Agenda Item P.

P. CR&R Delinquencies

Alex Braicovich of CR&R and the Board discussed a provision in the District's Franchise Agreement that may require the District to submit delinquent charges to the Riverside County Treasurer-Tax Collector for inclusion in the tax rolls for collection.

Discussion continued as to the procedural requirements, Staff time involved, and cumbersome process. Although the provision was in the Franchise Agreement with the District's prior hauler, Waste Management, they did not exercise the right to place the responsibility upon the District; therefore, Staff is not familiar with the process.

Mr. Braicovich and District Staff are looking into alternatives methods that would remove this responsibility from the District.

At this time, the Board returned to Agenda Item J.

J. Information Only

The Board received the March Financial Reports and the Statement of Investment Policy.

K. Consent Calendar

Motion was made by Bianchi, seconded by Buescher, to approve the Consent Calendar.

The motion carried unanimously.

L. Discussion of Legal Matters

In the interest of time and the lateness of the meeting, General Counsel Jackson postponed his report until the next regular Board meeting.

M. Nomination to CSDA Board of Directors

Assistant Secretary Ruzek explained that the purpose of this item is to announce pending vacancies on the California Special Districts Association (CSDA) Board of Directors for Region 6. CSDA has requested nominations for candidates to fill the vacancy for Seat C. The deadline for receiving nominations is May 23, 2014.

The Board took no action on this item.

N. Resolution Commending Former Director Egge

Motion was made by Buescher, seconded by Bianchi, to adopt Resolution No. 2014-06:

Expressing the Appreciation of the Board of Directors and the Residents of the District for the Services of Susan Egge, as Director

The motion carried unanimously.

O. Approval of Plans and Scope of Work: Rehabilitation of Via Vaquero Road - Phase II-B, and Avenida Del Oro - Phase I (ZoneIV)

General Manager Holmes presented the plans and scope of work for the Rehabilitation of Via Vaquero Road and Avenida Del Oro. The Engineer's Estimate is \$214,000.00 for Via Vaquero Road and \$181,000 for Avenida Del Oro. The project will be funded with Primary Zone and Zone IV Roadway Rehabilitation Funds. He requested that the Board approve the Plans and Scope of Work and authorize Staff to solicit bids.

Motion was made by Buescher, seconded by Bianchi, to adopt Resolution No. 2014-07:

Approving the Plans and Scope of Work for the Rehabilitation of Via Vaquero Road - Phase II-B, and Avenida Del Oro - Phase I (Zone IV)

The motion carried unanimously.

Q. Finance Committee Report

Director Adams reported that at their recent meeting, the Finance Committee reviewed the District claims and discussed implementing a reserve fund in each zone for future equipment and vehicle purchases. The Committee also discussed the possible loss of the Teeter Plan funding if the District changes its funding methodology by forming a Community Facilities District.

R. Engineering Committee Report

Director Buescher reported that at their recent meeting, the Engineering Committee discussed the items presented under Agenda Item H.

S. General Manager's Report

General Manager Holmes presented his written report which is on file with the District Office.

T. Executive Session

The Board did not meet in closed session pursuant to the provisions of Government Code §54957: Review of the performance of a public employee (General Manager).

This item was tabled until the next regular Board meeting.

U. Consideration of Approval of the General Manager's Contract

This item was tabled until the next regular Board meeting.

V. Adjournment

There being no further business, President Rubin adjourned the meeting at 8:25 p.m.



Rob Holmes
Secretary, Board of Directors

ATTEST:



Steve Rubin
President, Board of Directors