

**Cameron Estates Community Services District MINUTES**  
**Regular Meeting: Thursday, November 16, 2017, 7:00 p.m.**  
**Light of the Hills Lutheran Church, 3100 Rodeo Road, Cameron Park**  
**Education Building Conference Room**

**Public Comment:** The public shall have the right to comment on any items appearing on the agenda during consideration of the item. Public comment will be limited to 3 minutes per speaker.

1. **Call to Order/Roll Call:** President Doris Miller, Vice President Eva Robertson, Director James Sholl, Director James Bergsten, Director Joshua Clark.  
**President Doris Miller called the meeting to order at 7:00 pm. President Doris Miller, Director James Sholl, Director James Bergsten and Director Joshua Clark were in attendance. Vice President Eva Robertson was absent. General Manager Karen Moonitz recorded the minutes.**
2. **Approval of Agenda**  
Board Discussion/Public Comment/Board Action  
**Director Sholl motioned to approve the Agenda, Director Miller seconded. All voted Aye.**
3. **Consent Calendar** (all items on the Consent Calendar are to be approved by one motion unless a Board Member requests separate action on a specific item).
  - a. **Approval of Minutes:** Regular meeting September 21, 2017  
*Attachment: Minutes-September 21, 2017*
  - b. **Financial Reports:** accepted as presented from County for September, 2017, October, 2017  
*Attachments: Revenue and Expenditure Report; General Ledger, September 2017, October 2017*
  - c. **Approval of Bills:** Vouchers; September 26, October 19, November 1, 6, 16, 2017  
*Attachments: Vouchers; September 26, October 19, November 1, 6, 16, 2017*Board Discussion / Board Action  
**Director Sholl pulled the September Meeting Minutes and requested his comments, made under Item 9 a. Directors Reports, be corrected to clarify the report he made. Director Bergsten motioned to approve the consent calendar with the change in the minutes. Director Sholl seconded. All voted aye.**
4. **PUBLIC HEARING: Board Consideration of Approval of the Deubel Property Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) and Notice of Determination.**  
The Board will hold a Public Hearing, take public comments, and thereafter discuss possible approval of the Deubel Property Annexation IS/MND and MMRP prepared by Raney Planning and Management Inc, consider approval of proposed Resolution 2017-05 approving the IS/MND and MMRP, and proposed Notice of Determination.  
*Attachments: Notice of Public Hearing to Adopt IS/MND regarding Annexation by CECSO; Notice of Intent to Adopt IS/MND regarding Deubel Property Annexation: Deubel Property Annexation IS/MND with Errata sheet; LAFCO letter; the MMRP; Resolution 2017-05 Approving the IS/MND and MMRP; and Notice of Determination.*  
Board Discussion/Public Comment/Board Action  
**Nick Pappani gave a presentation reviewing the environmental document, the IS/MD. The Notice of Hearing was published as required and one letter was received from LAFCO requesting a minor clarification on Sphere of Influence. An Errata sheet was done and that is now part of the document. The MMRP starts when a plan is actually submitted to the county and prior to issuing permits. General Manager pointed out street corrections on page 7 should read Flying C Road, Flying C Court and Native Lane. Director Sholl said that it was a very comprehensive and well-done study. Director Sholl motioned to adopt the ISMD, and the errata from LAFCO and with the changes (that will result in another errata sheet) to reflect the correct roads Flying C Rd, Flying C Court, and Native Lane, and to adopt Resolution 2017-05 Approving the Initial Study Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. Director Miller seconded. All Directors voted aye. Director Miller motioned to approve the Notice of Determination. Director Sholl seconded. All voted aye.**

5. **Board Consideration of Approval of Annexation of Deubel Property and Approval of Annexation Agreement with Deubel Properties LP**

The Board will consider adoption of Resolution 2017-06 approving the Annexation Application and the approval of Annexation Agreement between the District and Deubel Properties.

*Attachments: Redline and Final Annexation Agreement (including Exhibits A: Map; B: Subdivision Improvement Agreement; C: Assignment Agreement); Resolution 2017-06 Approving Annexation and Approving Annexation Agreement*

Board Discussion/Public Comment/Board Action

**Legal Counsel David McMurchie gave a review of the final form of the Annexation Agreement. This agreement does several things to protect the District:**

- 1. It reserves forever the bargain between the applicant and the District established by the agreement.**
- 2. The document is permanent in perpetuity dependant on LAFCO approval. The document would be a permanent condition of title of the property and a permanent encumbrance and covenant on the property and it burdens any future owner in perpetuity.**
- 3. The promises made in the agreement are enforceable and it means that the District has a permanent say on any future development. The County is obligated to send the District notice upon any request by the property owner for any development. It is highly recommended that staff be at every planning meeting for this issue. The agreement gives the District remedies if the promises are not met for any future Subdivision Improvement Agreement by any future owner. The covenants and restrictions run with the land. The County will enforce the Subdivision Improvement Agreement.**
- 4. The Agreement gives Indemnification to the District.**

**Director Miller motioned to approve the Annexation and to approve Resolution 2017-06 approving Annexation and Approving Annexation Agreement. Director Sholl seconded. All voted aye.**

6. **CECSD 2017 and 2018 Road Work Project**

Board will discuss road work and strategy and priorities for work in 2018

*Attachment: Cameron Estates road assessment conducted by Directors Miller and Clark.*

Board Discussion/Public Comment/Board Action

**The Board discussed various road improvement projects to add to the list of work for 2018. No action, no motion.**

7. **Gate Monitoring**

The Board will discuss a schedule for the Directors to monitor the 3 gates when malfunctions occur.

*Attachment: none*

Board Discussion/Public Comment/Board Action

**The Board discussed options for monitoring the gates when malfunctions occur. The General Manager will prepare a schedule for the Directors to rotate maintenance of the gates. No action, no motion.**

8. **Mini Storage Gate**

The Board will discuss whether to replace the motors on the Mini Storage gates, or whether to replace the whole mechanism similar to the mechanisms on the Strolling Hills Gates.

*Attachement: Estimates from Automatic Gate Company*

Board Discussion/Public Comment/Board Action

**The General Manager reported that in addition to the Mini Storage gates, the Flying C gates are now malfunctioning. The General Manager received two estimates from Automatic Gate Company for the entrance and exit gate motors. The first estimate is for \$2,150.00 but would only replace the battery charger and batteries. The second is for \$7,800.00 for a whole new Lift Master system like the Strolling Hills gates. The Board discussed getting estimates from other gate companies to replace both sets of gates, not to exceed \$16,000.00. Director Miller motioned to authorize the General Manager to obtain other estimates and to award the job not to exceed \$16,000.00. Director Clark seconded. All voted aye.**

**9. Open Public Forum**

The Public has the opportunity to comment on subject matter relevant to CECSO business  
No public comment.

**10. Director and Staff Reports**

Directors and staff may make brief announcements or reports for the purpose of providing information to the public or staff, or to schedule a matter for a future meeting. The Board cannot take action on any item not on the agenda.

a. Directors Reports

No Reports.

b. General Manager's Report

No Reports.

**Adjournment**

**Next Regular Board Meeting: January 18, 2018**

NOTE: For copies of support documentation to the agenda contact CECSO office at 677-5889/cecsd@att.net. Costs are \$.10 per copy. You can also access the agenda item documents at the CECSO website: cameronstates.net. Americans with Disabilities Act: if you need a disability related modification or accommodation to participate in this meeting, please contact Karen Moonitz at the above contact numbers. Requests must be made as early as possible, and at least one full business day before the start of the meeting. In accordance with The Brown Act Section 54954.2(a) this agenda was posted 72 hours prior to the meeting.