

**ROLLING HILLS COMMUNITY SERVICES DISTRICT  
MINUTES OF JULY 18, 2017 MEETING OF THE BOARD OF DIRECTORS**

**1. Call to Order/Roll Call.**

The meeting of the Rolling Hills CSD held on July 18, 2017, was called to order at 7:14 p.m. by President Matt Sites in the meeting room at Holiday Inn Express, 4360 Town Center Drive, El Dorado Hills, California. In addition to President Sites, Directors Tim Halverson, Brenda Collette, and Mark Magee, General Manager Chaney Hicks, and Board Secretary Linda Stone were present at roll call. Director Gordon Fawkes was absent. There were approximately 35 members of the public present.

**Items taken out of Order.**

**5.a. Folsom Heights Development Project.** President Matt Sites gave a brief synopsis of the events which have taken place including derailment of the recommendation given by the Folsom Planning Commission for utilization of the district's roadways for emergency vehicle access (EVA) only. Instead, the Folsom City Council reverted back to approval of a two lane road. President Sites spoke at the Folsom Council meeting outlining the huge impacts that would be suffered by the District on its roads and parks should the Council approve a roadway. The Council, however, voted 4-1 in favor of the project with access through the district. The district had been working to mitigate negative impacts through a Memorandum of Understanding (MOU) and it is the Board's hope to resume MOU negotiations in conjunction with the impending approval by the Folsom City Council. Since the Development Agreement for the project must be adopted by Ordinance with two readings, the District will resume its contact with Folsom since only one reading has taken place to date. Given Steve Miklos' strong feelings that access to the Folsom Heights project should come from the El Dorado Hills side and go straight through unimpeded, the District will reach out to staff and the developer representative to again attempt to mitigate the impacts. It is also exploring all of its available options.

**Public Comment on this item:** Resident Stephanie Haley raised issues that the Folsom Council meeting documents had strike-outs and other revisions to the packet materials just hours before the meeting. She said she spoke with one Folsom Council member who said the packet materials were received late and were not read in advance of the meeting. She urged residents to attend the next Folsom City Council meeting since approval of access to the project means they would have access through the district's roads forever. Other residents also expressed concerns. Resident Ed McGowan spoke commenting that he doesn't understand how the City of Folsom can decide our future and that he will personally be impacted with every single passing car. He noted he had not received any notices from the City of Folsom even though the planned road is only 187' from his property. Ellen Post also spoke with concerns about the process followed by the City of Folsom citing a revised agenda in violation of the Brown Act and other issues which necessitate a cure and correct. A resident of Four Seasons, John Raslear, who introduced himself as Chairman of the Civic League and Vice President of the Area Planning Advisory Committee of EDH, said our local Supervisor, the County, and DOT have looked at the proposed access plans and it appears Folsom has the right to utilize the existing easement. He said our residents should be extremely concerned about the planned JPA Connector on White Rock Road and be asking questions such as how many lanes it will have, when and where it will connect to Hwy 50, and said this issue is extremely important for both of our developments' future. Fire Chief Dave Roberts also spoke highlighting that the fire district's goal is always to get to you as soon as possible. He spoke of mutual agreements in place among the various neighboring fire districts where they back each other up for responding to calls as necessary. He recommended that mitigation measures be sought to make the access road as palatable as possible.

The Board noted the next Folsom Council meeting is scheduled for July 25 at 6:00 p.m. at Folsom City Hall. Matt thanked all of the residents for coming to the meeting tonight and encouraged them to attend often.

**2. Public Comment (Items not on the agenda).** A resident inquired whether the private road would be affected by the access road. Another resident commented that parcels on Berkshire and Stonebridge do not have access to ComCast cable. The board noted the cable issue is not within its jurisdiction.

### **3. Monthly Reports**

a. General Manager Report. General Manager Chaney Hicks presented an oral and written report giving an overview of the landscaping and other issues addressed this month.

b. Master Plan Committee Report. The Committee did not meet.

### **4. Consent Items**

The July 14, 2017 bank statement was removed from the Consent items because it was not yet available. The remaining consent items consisting of the draft Minutes of the June 6, 2017 special meeting, June 20, 2017 special meeting, and June 20, 2017 regular meeting of the Board of Directors; correspondence including CSDA 2017 Board Elections Updated Mail Ballot information, SCRMA 2017/18 Property Liability Coverage documents, El Dorado County Community Development Services Planning and Building Department Notice of Availability of Draft Environmental Impact Report for the El Dorado Hills Apartments Project, and a letter from a resident regarding the condition of the yard at 2061 Stonebriar Drive were considered. Director Tim Halverson moved to approve the consent items and accept and file the items; second by Director Mark Magee; motion carried.

AYES: Sites, Halverson, Magee, Collette

NOES: None

ABSENT: Fawkes

ABSTAIN: None

### **5. Old Business**

**b. Master Plan for Berkshire Park; Setback Requirements.** General Manager Chaney Hicks updated the Board about the zoning setbacks and conversations with the Head Planner who thinks the District's desired changes may be achievable through an Administrative Permit. Going this route for approval would result in lesser fees than by seeking a variance. President Sites is preparing a to-scale map for discussion with the Planner. Given the large number of residents in attendance at the meeting, Matt discussed the tentative plans for Berkshire Park. He explained that the plans were derived primarily because of the new homes in the district and the need to develop park areas for utilization of development proceeds received for that purpose. The residents present (approximately 35) expressed their like for the plans for Berkshire Park. Drawings of the proposed plans will be posted to the District's website as soon as possible.

At the conclusion of this agenda item, all but one resident left the meeting.

### **6. New Business**

**c. Prima Drive Tree Trimming.** General Manager Chaney Hicks discussed with the Board the issue of dead trees at Prima Drive and methods for removal that would include killing the root system. She consulted an arborist and was advised about the process but was told there are no guarantees that all the root system will be killed. Resident Ed McGowan commented that these types of trees generate hundreds of volunteers which he said he is constantly pulling out. With respect to the dead trees, the Board feels it is a safety concern and they must be removed. Director Tim Halverson made a motion to expend not-to-exceed \$2,000 from the approved budget for removal of the dead trees utilizing a method intended to kill the root system. Further discussion was had, including resident Ed McGowan noting with removal of any trees, his privacy is reduced because the trees add both privacy and value to his property. In the future, the Board would like to look into using trees at that location that are correct for our area. Director Brenda Collette commented that planting a grove of trees could be a possible future Eagle Scout project. Director Mark Magee

commented that we should approach this in phases with the trees being removed now by a process intended to kill the root system, we should see about adding additional irrigation drippers, and in the future investigate planting other types of trees in the area. After discussion, Director Mark Magee seconded the motion; motion carried.

AYES: Halverson, Magee, Collette

NOES: None

ABSENT: Fawkes

ABSTAIN: Sites

**d. Public Hearing – Open Public Hearing Regarding Authorizing the Continued Collection of the Direct Charge**

**Assessment FY18.** President Matt Sites opened the public hearing for this item. He asked if there was any public comment. There being none, he closed the hearing. There being no further discussion, Director Tim Halverson moved for adoption of Resolution 17-02 Authorizing continued collection of the Direct Charge Assessment of \$200 in FY18 for the purpose of maintaining and improving community infrastructure and for other lawful purposes of the District; second by Director Mark Magee; motion carried.

AYES: Sites, Halverson, Magee, Collette

NOES: None

ABSENT: Fawkes

ABSTAIN: None

**e. Public Hearing – Open Public Hearing regarding Establishing the Appropriation Limits for Fiscal Year 2018 for RHCS D as described in Article XII B of the State Constitution; proposed appropriation limits are \$94,678.20.**

President Matt Sites opened the public hearing for this item. He asked if there was any public comment. There being none, he closed the hearing. The Board referenced the prior legal opinion from former General Counsel David McMurchie on this topic. There being no further discussion, Director Tim Halverson moved for adoption of Resolution 17-03 Establishing the Appropriation Limits for Fiscal Year 2018 for the Rolling Hills Community Services District as described in Article XII B of the State Constitution in the amount of \$94,678.20; second by Director Mark Magee; motion carried.

AYES: Sites, Halverson, Magee, Collette

NOES: None

ABSENT: Fawkes

ABSTAIN: None

**f. Public Hearing – Open Public Hearing regarding Approval of the final operating budget for RHCS D for Fiscal Year 2018.**

President Matt Sites opened the public hearing for this item. He asked if there was any public comment. Resident Ed McGowan asked if the majority of the project money in the budget is targeted to be spent on Berkshire Park. President Sites responded yes, that the approved preliminary budget includes \$160,000 for improvements to Berkshire Park because of the development funds received which are to be spent on parks development. There being no further public comment, he closed the hearing. Director Tim Halverson moved for adoption of Resolution 17-04 Approving the Final Budget for Fiscal Year 2018 in the amount of \$418,975.00 as presented (including \$167,475 for operations and maintenance and \$251,000 for projects. Discussion ensued with Director Brenda Collette inquiring about the funds earmarked for the Stonebriar lawn project. After discussion, President Matt Sites offered a modified motion approving the final budget in the amount of \$418,975,000 (including \$167,475 for operations and maintenance as presented and \$251,000 for projects). However, the breakdown of the projects funds will specify a lump sum of \$215,000 for parks improvements, which will provide flexibility over the budget year. The motion was seconded by Director Tim Halverson; motion carried.

AYES: Sites, Halverson, Magee, Collette

NOES: None

ABSENT: Fawkes

ABSTAIN: None

**7. Adjournment.** The meeting was adjourned at 9:55 p.m. upon a motion by President Matt Sites, second by Director Brenda Collette; motion carried.

Submitted by:

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Linda Stone, Board Secretary

Approved by Board: August 15, 2017