

Cameron Estates Community Services District Minutes Regular Meeting: Thursday, March 18, 2021, 7:00 p.m.

Please take notice, as a result of the COVID-19 pandemic, California Governor Gavin Newsom issued Executive Order (EO) N-29-20, which waives certain requirements of the Ralph M. Brown Act (Brown Act) in order to prevent gatherings and slow the spread of COVID-19. Specifically, EO N-29-20 waives the requirements that local public agencies (1) notice each teleconference location from which a board member will participate, (2) make each teleconference location accessible to the public, (3) allow the public to address the agency from each teleconference location, (4) post the agenda at each teleconference location, and (5) ensure that a quorum of the board participate in locations within the boundary of the agency. EO N-29-20 requires local public agencies that conduct public meetings telephonically to allow members of the public to observe and address the meeting telephonically or otherwise electronically. Due to the current shelter-in-place order under the Governor's Executive Orders, regular Board Meetings will continue to be closed to in-person attendance by the public and conducted virtually for the time being. In accordance with EO N-29-20, the public may participate in the District's Board meeting by teleconference or web conference via the instructions provided below. Members of the public who participate in the meeting via teleconference or web conference will be given the opportunity to speak and address the Board during public comment periods only. The meeting materials are available for download from the District's website www.cameronestates.net

Public Participation and Public Comments Instructions:

To access the CECSO Board of Directors meeting by video conference click or paste this Zoom link into your browser: <https://us02web.zoom.us/j/82230901467?pwd=c1RxQjRpOW1hcWh0clNsZUtONkZTQT09>
Meeting ID: 822 3090 1467
Passcode: 013169

To make a live public comment, use the "raise your hand" feature in Zoom to indicate that you wish to speak on an item. You will be muted upon joining the meeting and unmuted by the meeting host when it is your turn to speak. The public comment time is limited to 3 minutes per speaker and 20 minutes per item.

To dial into the meeting from your telephone, call: +1 669 900 9128 US (San Jose)
Meeting ID: 822 3090 1467
Passcode: 013169
Or iPhone one-tap: +16699009128,,82230901467#,,,,*013169# US (San Jose)

If you dialed in and wish to speak on an agenda item during the public comment period, dial *9 (star nine) to "raise your hand" when the agenda item is called. When you are called to speak by the last 4 digits of your phone number or by name, the host will unmute you. If you decide not to speak, you may dial *9 to "lower your hand".

Note: The regular Cameron Estates District phone number will not be available for this use. The CECSO does not provide technical support to users accessing the meeting by telephone/Zoom.

Public Comment: Anyone wishing to comment about items not on the Agenda may do so during the Open Public Forum period. Those wishing to comment about items on the Agenda may do so when that item is heard and when the Board President calls for public comment. Public comments are limited to three minutes per person and 20 minutes per item.

- Call to Order/Roll Call:** President Doris Miller, Vice President Angela Johnson, Director Joshua Clark, Director Lynn Kissel, Director Cory Hamma. **The meeting was called to order by President Doris Miller at 7:00 p.m. General Manager, Karen Moonitz, conducted roll call. President Doris Miller, Vice President Angela Johnson, Director Joshua Clark, Director Lynn Kissel, and Director Cory Hamma were all present. CSDA Field Representative, Dane Wadle, was in attendance. The General Manager, Karen Moonitz, recorded the minutes.**

2. **Approval of Agenda**

Board Discussion/Public Comment/Board Action

Director Cory Hamma motioned to approve the Agenda as submitted. Director Angela Johnson seconded. Directors Joshua Clark, Doris Miller, Lynn Kissel, Angela Johnson, Cory Hamma 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 January 21, 2021.

Attachment: Minutes – January 21, 2021.

- b. **Financial Reports:** accepted as presented from El Dorado County for January 31, February 28, 2021.

Attachments: Revenue and Expenditure Report; General Ledger, January 31, February 28, 2021.

- c. **Approval of Bills:** Vouchers; January 21, 22, 26, February 12, 24, March 11, 18, 2021.

Attachments: Vouchers; January 21, 22, 26, February 12, 24, March 11, 18, 2021.

Board Discussion/Board Action

Director Joshua Clark motioned to approve the Consent Calendar as submitted. Director President Miller seconded. Directors Joshua Clark, Doris Miller, Lynn Kissel, Angela Johnson and Cory Hamma voted aye.

4. **Open Public Forum**

The Public has the opportunity to comment on subject matter relevant to CECS D business.

No Public Comment.

5. **CSDA Representative Dane Wadle**

Dane Wadle, Field Coordinator with California Special Districts Association (CSDA), will talk about CSDA's programs and services, provide an update of what CSDA is working on, and take questions from the Board.

Attachment: CSDA March 2021 Take Action Brief

Board Discussion/Public Comment/Board Action

CSDA Field Representative, Dane Wadle, went over the March Action Brief he sent for the Board to read. Board Members asked questions which he thoroughly answered. He pointed out a new bill introduced to the California State Legislature, Assembly Bill 339, that would amend the Brown Act in unfavorable ways for all California legislative bodies (except the California State Legislature) that hold board meetings. He asked the District if it would write a letter to the legislature asking them to support AB 361 which opposes the cumbersome directives in AB 339 and allow Districts to meet remotely as they are now in the event of an emergency. The General Manager agreed to do so. No Motion. No Action.

6. **CECS D Road Matters and 2021 Road Work Project**

The Board will discuss road work projects for the coming year 2021, and the Water System Replacement Road Work EID will be starting in the District next spring 2022.

Attachment: EID Water System Replacement Notes and Documents, 2021 Road Survey Summary.

Board Discussion/Public Comment/Board Action

Road Chair Director Joshua Clark summarized the project EID will be starting in the Spring of 2022, where they will be replacing about 200 District residents water lines from the water main in the middle of the road to the resident's water meters. EID will be implementing a "trenchless" method where they will excavate a section in the middle of the road where the water main is and also at the meter site on the resident's property and slide the new water line in and reconnect it. Because so many district roads are included in their project the Road Committee explained to the Board that they removed many of the roads they had previously included in the road summaries marked as needing work or shoulder backing, as those roads and shoulders will be impacted by EID's project. They will reconsider the work needed on those roads after EID is finished with their project. The road work projects they want to move forward with for 2021 will be on Brookside Road, sections of Flying C Court, sections of Flying C Road, Spring Meadow Road, Trails End and McNeil Road. They estimate the total cost for the road work this year to be around \$100,000. Director Lynn Kissel motioned to authorize the Road Committee to move forward with putting together a road scope and putting it out to bid. President Doris Miller seconded. Directors Joshua Clark, Doris Miller, Lynn Kissel, Angela Johnson, and Cory Hamma voted aye.

7. **Gate Camera Update**

The Board will review and discuss Director Cory Hamma's information for possible replacement cameras at the 3 gate sites.

Attachment: Mr. Security Camera Proposal, Ultimate Video Security Proposal.

Board Discussion/Public Comment/Board Action

Director Hamma went over the camera system estimates he got from Mr. Security Camera Inc., and Ultimate Video Security Proposal. He added he got a late quote from Sonitrol which was \$28,647. The Board discussed the pros and cons of the proposals. Ultimate Video Security Systems was priced less at \$13,500 for cameras at all 3 gate sites, while the proposal for Mr. Security Camera Inc., is \$18,099.56. The Board decided the proposal from Mr. Security Camera, Inc., was better because it included most of the needs for a camera security system for the District's gates, and the cameras were better, the cell service and service agreement is included so the Board favored this proposal. The final cost of installing the Mr. Security Camera Inc., system at all 3 gate sites including T Mobile Data Service and their service fee for 2021 will be approximately \$20,931 for the first year. After that there will be a 3-year license fee of \$2,874 per year, T-Mobile 4G data service fee of \$330 per month and a MSC Gold Membership fee of \$24 per month (a maintenance/service fee) Director Cory Hamma motioned to spend up to \$22,000 in 2021 on the Mr. Security Camera installation and monthly service. Director Joshua Clark seconded. Directors Doris Miller, Joshua Clark, Lynn Kissel, Cory Hamma, Angela Johnson voted aye.

8. **General Manager Seeks Raise in Salary**

The General Manager seeks a raise in salary.

Attachment: CSD Job Descriptions, CSD Salary Comparisons, GM Job Description, Summary.

Board Discussion/Public Comment/Board Action

The Directors discussed the General Manager's current salary and those of other General Managers and Executive Assistants job descriptions, the current CECSO GM job description, and what other GMs are paid that was provided in the attachments. They all agreed the position has been underpaid for many years. Director Angela Johnson explained to the rest of the Board how most other General Manager's do not perform the Direct Charge levies to request the county put the Special Tax on the district residents tax bill nor put together road bid packages as these are complex tasks and they hire accountants and consultants to perform them. Director Johnson also commented that because this District's General Manager does those things, and her salary should have included raises in accordance with Cost-of-Living Allowances she should be awarded her request for \$27.00 per hour. Director Joshua Clark motioned to increase the General Manager's salary to \$27.00 per hour effective next pay period. President Doris Miller seconded. Directors Joshua Clark, Doris Miller, Lynn Kissel, Cory Hamma, Angela Johnson all voted aye.

9. **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

Director Hamma will research the feasibility and costs of an updated gate code system and present the information at a future meeting.

b. General Manager's Report

General Manager reported that the 15-acre Yancey property on Lariat Road and Flying C is in the process of being subdivided. However, it has RE-5/Planned Development (PD) zone overlay. The county believes the overlay was a mistake, and the owner wants to rezone the lot to remove the PD overlay before they will subdivide to 3, 5 acre lots.

Another parcel in the District is being subdivided. A 20-acre parcel owned by Chad Downey that lies on the south side of Lariat Road and crosses Fallen Leaf Road is being divided into 4, 5 acre lots.

Adjournment: 8:54 pm.

Next Regular Board Meeting: May 20, 2021