



REGULAR BOARD OF DIRECTOR'S MEETING ESPARTO COMMUNITY SERVICES DISTRICT

DATE: November 15, 2023
TIME: 7:00 P.M.
MEETING LOCATION: 26490 Woodland Ave, Esparto CA 95627

REGULAR MEETING MINUTES

1. **CALL TO ORDER**

The meeting was called to order by Director Forzaglia at 7:05 PM.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Directors Present: Forzaglia, Harden, Schaupp
Directors Absent: Fescenmeyer, Scott
Also Present: Manuel Quintana, General Manager

4. **ADOPTION OF CURRENT AGENDA**

Motion by: Director Schaupp
Second by: Director Harden
Discussion: None

Ayes: 3 No: 0 Abstain: 0 Motion: Passed

5. **PUBLIC COMMENT**

None

6. **COMMITTEE MEMBER AND DIRECTOR REPORTS**

None

7. **ADOPTION OF MINUTES FOR 10/18/2023 REGULAR BOARD MEETING**

Approve minutes for the 10/18/2023 Regular Board Meeting

Motion by: Director Schaupp
Second by: Director Harden
Discussion: None

Ayes: 3 No: 0 Abstain: 0 Motion: Passed

8. **APPROVAL OF CLAIMS**

Approve claims from: 10/18/23, 10/26/23, 11/2/23, 11/9/23

Motion by: Director Schaupp
Second by: Director Harden
Discussion: None

Ayes: 3 No: 0 Abstain: 0 Motion: Passed

9. **RESOLUTION NO. 23-08 AUTHORIZING GROUNDWATER ENGINEER TO OVERSEE CONSTRUCTION OF NEW WELL FOR THE ORCIOULI DEVELOPMENT**

Resolution to approve up to \$40,000 to share, with Westside San Ramon LLC, the cost for a Groundwater Engineer to oversee the construction of a new well to support the Orciouli Development.

Motion by: Director Schaupp
Second by: Director Harden

Discussion: Support for spending this amount was approved at the October 18, 2023 Board Meeting, however, there was not a formal resolution approved.

Ayes: 3 No: 0 Abstain: 0 Motion: Passed (contingent upon review of required votes)

10. **RESOLUTION NO. 23-09 AUTHORIZING PAYMENT TO EMERALD HOMES LT, LLC FOR WASTEWATER TREATMENT PLANT CAPACITY BUY-IN FOR STORY/EL MODENA SUBDIVISION EDU'S**

Resolution to approve \$36,127.21 to be paid to Emerald Homes LT, LLC for 9.4 EDU's of the Story/EI Modena Subdivision.

Per the First Amendment of Water and Wastewater Treatment/Service and New Facilities Agreement for Story Subdivision, Story performed infrastructure improvements for ECSD in exchange for credit towards the Story Development, including wastewater treatment plant capacity buy-in fees, payable to Emerald Homes LT, LLC, for 9.4 EDU's for the EI Modena Apartments.

Motion by: Director Schaupp
Second by: Director Harden

Discussion: Director Schaupp recommended confirming the sunset date for the lawsuit.

Ayes: 3 No: 0 Abstain: 0 Motion: Passed (contingent upon review of required votes)

11. **MANAGERS' REPORT**

A. Facilities Master Plan

a. Wood Rodgers is the only firm that submitted a Statement of Qualifications. Currently reviewing proposal and potential cost. Will review with project committee and bring forward for board approval at a future meeting.

B. Orciouli Development

a. In process of developing an amendment to define responsibilities of developer and ECSD.

C. El Modena Apartments

a. Developer has broke ground. Currently installing sewer line North of Mercy Housing.

D. EHS Career Day

a. GM Quintana participated in EHS Career day and presented information on the district and career pathways.

b. GM Quintana would like to consider a summer intern program.

E. Street Light Repairs

a. 6 light poles were reported and repaired in October.

F. Tuli Mem Update

a. Staff has been focused on landscaping based on feedback from post-season meetings with stakeholders.

b. GM Quintana mentioned to the county that additional staffing may be needed during peak season to maintain Tuli Mem.

12. **FUTURE AGENDA ITEMS**

- A. Detention Basins
- B. Orciouli Landscape and Park Maintenance Prop 218
- C. Policies
- D. New Board Members
- E. Election of Board Chair, Vice Chair and Committees

13. **ADJOURN**

Motion by: Director Schaupp

Second by: Director Harden

Discussion: None

Ayes: 3 No: 0 Abstain: 0 Motion: Passed

Meeting was adjourned at 7:39 PM.



Jose Manuel Quintana
General Manager & Clerk to the Board



Jeff Forzaglia
Board Vice Chair