

# PLACER COUNTY BOARD OF SUPERVISORS MINUTES

The Placer County Board of Supervisors met in a regular session at 9:00 a.m., Tuesday, May 22, 2007, in the County Administrative Center, 175 Fulweiler Avenue, Auburn. Supervisors Rockholm, Holmes, Uhler and Kranz present. Supervisor Weygandt absent. Chairman Kranz presiding; Ann Holman, Clerk of the Board. Also present were County Executive Thomas Miller and County Counsel Anthony J. La Bouff

**PUBLIC COMMENT** – Mary Ann Frank had questions regarding a ballot sent out by the Mosquito Abatement District for a tax increase. She was advised to contact the District for the information.

**SUPERVISOR'S COMMITTEE REPORTS** – Chairman Kranz advised he attended the Western Interstate Regional National Association of Counties from May 8 to May 12, 2007 in Fairbanks, Alaska. He attended workshops on Community Wildfire Protection Plans, Public Lands and Wilderness Designation, and Evaluating Ecosystem Services.

**CONSENT AGENDA (Pages 6-9)** – Moved Item 20c for discussion and removed Item 20d. Consent agenda approved as amended with action as indicated.

**MOTION** Rockholm/Holmes/Unanimous VOTE 4:0 (Weygandt absent)

**14. ORDINANCE – Second Reading:**

- a. County Executive – Ordinance 5466-B adopted, amending Chapter 4, Article 4.16, of the Uniform Transient Occupancy Tax Code, as recommended in an audit performed by the Internal Audits Division of the Auditor-Controller's Office.
- b. Public Works – Ordinance 5467-B adopted, amending Chapter 15, Article 15.28, Section 15.28 030, revising language to exhibits for the Traffic Mitigation Fee Program.

**15. BOARD OF SUPERVISORS:**

- a. Resolution 2007-146 adopted supporting the "Reno Tahoe Odyssey Relay Run Adventure" June 29<sup>th</sup> and 30<sup>th</sup>, 2007 around Lake Tahoe, passing through Placer County June 29<sup>th</sup>
- b. Approved a Special Meeting on Monday, July 16, 2007.

**16. CHILD SUPPORT SERVICES** - Approved a budget revision, in the amount of \$132,600, reflecting an increase in revenue from the Air Pollution Control District grant award, in the amount of \$5,300, for the purchase of a hybrid vehicle, an increase in State allocated funds, in the amount of \$20,000, and an increase in revenue of \$41,000, from funds received for final payment of the Department of Justice contract for attorney services. Authorized the Department of Child Support Services to purchase two new vehicles; amended the Master Fixed Asset List to reflect these acquisitions; and authorized the Procurement Manager to solicit bids and sign purchase orders for the vehicles from available local dealer lot inventory.

**17. CLAIMS AGAINST THE COUNTY** – The following claim was rejected, as recommended by Counsel:

- a. 07-034, Koral, Angelika, \$4,183.99 (Property Damage).

**18. CLERK RECORDER/ELECTIONS** – Resolution 2007-147 adopted appointing in lieu of election the individuals who completed the district director candidate filing process for the Auburn Valley Community Services District and the Donner Summit Public Utilities District.

**19. COMMITTEES & COMMISSIONS:**

- a. Area 4 Agency on Aging Advisory Council – Accepted the resignation of Ester Hogans, Seat 7 and approved appointment of Helen Tierney Bale to Seat 7 (Board of Supervisors), as requested by Supervisor Holmes.
- b. Placer Sierra Fire Safe Council – Approved appointment of Tyrone Gorre to Seat 2, as requested by Supervisor Kranz.
- c. West Placer Municipal Advisory Council – Approved posting vacancy of Seat #4.

**20. COMMUNITY DEVELOPMENT RESOURCE AGENCY:**

- a. Building - Approved an increase in the dollar amounts of the blanket purchase orders for Building plan check services and authorized the Purchasing Manager to sign the resulting purchase orders, in the amounts of \$126,453.42, (a \$50,000 increase) for Coastland Civil Engineering, Inc; \$58,000, (a \$20,000 increase) for Bureau Veritas; and \$99,000, (a \$50,000 increase) for Willdan.
- b. Planning - Approved third contract amendment with Adrienne Graham, in the amount of \$30,000, to provide planning services at the developer's cost for the Placer Vineyards project and authorized the County Executive to execute.

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- c. **MOVED FOR DISCUSSION** Planning/Appeal of a Variance, Dietrich (PVAA20060640) - Adopt the final findings in support of the action to deny the third-party appeal and approve the variance application for the Dietrich residence, on Old Auburn Road in the Roseville area.
- d. **REMOVED** ~~Planning/Withdrawal of Appeal, Villas at Harborside Conditional Use Permit & Variance (PCPC 2005 0680)/Mitigated Negative Declaration/Subdivision Map Modification (PEAQ 2005 0136) - Consider acceptance of request from appellant Jane Echlin to withdraw her appeal.~~
21. **COMMUNITY DEVELOPMENT RESOURCE AGENCY/ENGINEERING & SURVEYING:**
- a. Approved contract with Kleinfelder West Inc., in the amount of \$50,000, as a result of Request for Qualifications #9551, for construction management services to be performed in Western Placer County, and authorized the Purchasing Manager to sign and to transfer funds between the agreement and contracts previously approved on May 8, 2007.
- b. Approved contract with Kleinfelder West Inc., in the amount of \$25,000, as the result of Request for Qualifications #9420, for geotechnical and materials testing to be performed in Western Placer County, and authorized the Purchasing Manager to sign and to transfer funds between the agreement and contracts previously approved on May 8, 2007.
22. **COUNTY EXECUTIVE/ADMINISTRATION:**
- a. Ordinance introduced, first reading waived, amending Chapter 3, Section 3.08.070, 3.12.010, Appendix 1, and 3 12.030, to provide additional compensation steps for the unclassified job classifications of Agricultural Inspector Aide, Library Page and Student Legal Assistant.
- b. Approved a 5% merit increase for Richard Buckman, Veterans Service Officer, from Grade 600, Step 2 to Step 3, at \$32.86 per hour, retroactive to May 12, 2007.
- c. Approved a 5% merit increase for Allison Carlos, Principal Management Analyst, from Grade 454, Step 4 to Step 5, at \$49.82 per hour, retroactive to August 19, 2006.
- d. Approved a 5% merit increase for Holly Heinzen, Assistant County Executive Officer, from Grade 486, Step 4 to Step 5, at \$68.51 per hour, retroactive to January 20, 2007.
23. **FACILITY SERVICES:**
- a. Lease Agreement - Amended agreement with Grey Properties, LLC, in the amount of \$2,001 per month, for the Lincoln Court Facility, located at 451-453 G Street in Lincoln.
- b. Foresthill Leroy E. Botts Memorial Park Tot Lot, Project #9687 - Approved plans and specifications, authorized staff to solicit bids and authorized the Purchasing Manager to execute a purchase order, in an amount not to exceed \$100,000, using the California Multiple Award Schedule System
24. **HEALTH & HUMAN SERVICES:**
- a. Administrative Services - Approved agreement with the California State Association of Counties, fiscal agent for the Welfare Case Data Systems consortium, for System Management Services, in the amount of \$32,250, for FY 2007/08, and authorized the Health & Human Services Director to sign. Welfare Case Data Systems is a consortium of 18 California counties that utilize the same welfare eligibility verification computer system. Its administrative management staff act as the liaison between these counties, the State and EDS Corporation, the vendor responsible for this computer system, submits annual budget requests to the State to provide funding to support and update this system, and allocates the resulting funding for claiming by each participating county. There may be a County General Fund cost of up to \$8,575 associated with the agreement.
- b. Adult System of Care - Approved the Older Adult Advisory Commission 2006 Annual Report.
- c. Adult System of Care - Approved Request for Relief from Accountability, in the amount of \$2,912, and restore the Cirby Hills change fund, reducing the amount from \$75 to \$40, an amount adequate for the needs of the program.
- d. Children's System of Care - Approved contract with F. M. Blake, Inc., in an amount not to exceed \$160,000, to obtain Social Security Benefit Services for qualified, eligible foster children from June 1, 2007 through June 30, 2008, and authorized the Health & Human Services Director to sign the agreement and subsequent amendments.
25. **PERSONNEL** - Authorized the Purchasing Manger to sign a Cafeteria Plan Contract, consistent with Board approved labor agreement, with the vendor selected via Request for Proposals #9681.

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26. **PROCUREMENT SERVICES** - Authorized the Purchasing Manager to sign the following:
- Sole-Source Blanket Purchase Order, Annual Software License Fees, Support & Related Services/Revenue Services - Awarded to Columbia Ultimate Business Systems, in the amount of \$200,000 for management of collection operations.
  - Blanket Purchase Order #13936, Aviation Maintenance & Inspection Services/Sheriff - Awarded as a result of Competitive Bid #9448 to San Joaquin Helicopters, in the maximum amount of \$72,000.
  - Competitive Bid #9674, 60-Month Lease of High-Volume Copier/Central Services - Awarded to Toshiba Business Solutions, in the maximum amount of \$76,000.
  - Competitive Request for Qualifications #9643, Professional Consulting Services/Public Works Awarded four lists of qualified firms for projects located in Eastern Placer County.
27. **PUBLIC WORKS:**
- Agreement - Resolution 2007-148 adopted authorizing the Public Works Director to sign an agreement with Sierra and Douglas, LLC, in the amount of \$31,900, for extra work performed on Sierra College Boulevard, subject to County Counsel approval.
  - Tahoe Park Heights Drive Culvert Repair, Contract #73240 - Resolution 2007-149 adopted accepting the project as complete, at a cost of \$162,748.88, and authorizing the Public Works Director to execute the Notice of Completion.
28. **REVENUE SHARING** - In approving the following appropriations, the Placer County Board of Supervisors makes the finding that each and every approved contribution serves a public purpose by promoting the general welfare of the County and its inhabitants; therefore, the County benefits.
- Approved appropriation of \$250 in Revenue Sharing monies to the California Capital Aquatics Swimming Program, as requested by Supervisor Rockholm.
  - Approved appropriation of \$1,250 in Revenue Sharing monies to the Lighthouse Counseling and Family Resource Center, Celebrity Waiter Luncheon Fundraiser, as requested by Supervisor Rockholm (\$500), Supervisor Weygandt (\$500) and Supervisor Uhler (\$250).
  - Approved appropriation of \$400 in Revenue Sharing monies to the Northern California, Torch Run for Special Olympics, as requested by Supervisor Rockholm (\$150), Supervisor Holmes (\$100) and Supervisor Uhler (\$150).
  - Approved appropriation of \$500 in Revenue Sharing monies to the Placer Nature Center, as requested by Supervisor Uhler and Supervisor Rockholm (\$250 each).
  - Approved appropriation of \$250 in Revenue Sharing monies to the Boys and Girls Club of Auburn, as requested by Supervisor Uhler.
29. **TREASURER/TAX COLLECTOR** - Resolution 2007-150 adopted for discharge of accountability for unsecured taxes for the assessment years 1996 through 2001.

\*\*\*End of Consent Agenda\*\*\*

**Consent Item Moved for Discussion:**

20. **COMMUNITY DEVELOPMENT RESOURCE AGENCY**

- MOVED FOR DISCUSSION** Planning/Appeal of a Variance, Dietrich (PVAA20060640) - Adopted the final findings in support of the action to deny the third-party appeal and approved the variance application for the Dietrich residence, located on Old Auburn Road in the Roseville area. MOTION Uhler/Rockholm/Unanimous VOTE 4:0 (Weygandt absent)

Kelly Anderson said the findings are inconsistent with the law and criteria needed to approve a variance. The neighboring parcels with fences over 3 feet in height are applying for variances, being shortened, or being removed. He criticized the Board for comparing the Dietrich's fence to neighboring sound walls. He said the Dietrich's have erected another fence over six feet high that is being investigated by Code Enforcement and legal remedies may be pursued.

**DISTRICT ATTORNEY** - Presentation of the 2006 Citizen's Recognition Awards, followed by a reception in Conference Room A.

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**FACILITY SERVICES/GRANITE BAY PARKS, TRAILS & OPEN SPACE ASSESSMENT DISTRICT –**  
Public hearing to consider adoption of a resolution approving the Engineer's Report, confirming diagram and assessment and ordering levy of assessment for FY 2007/08.  
MOTION Uhler/Holmes/Unanimous VOTE 4:0 (Weygandt absent) to continue the public hearing to June 12, 2007, at 9:55 a.m.

**FACILITY SERVICES/FEE REDUCTION/GARBAGE COLLECTION FRANCHISE AREAS 1 & 4 (WESTERN PLACER COUNTY) –** Ordinance introduce, first reading waived, amending Chapter 8, Section 8.16.470, reducing the Franchise Fee from 10% to 8%.  
MOTION Holmes/Rockholm/Unanimous VOTE 4:0 (Weygandt absent)

Will Dickinson, Facility Services, advised the current Franchise Fee is 10% and is included in the customers' garbage collection bills and gate fees charged at the transfer stations. Staff has determined that the Franchise Fee can be reduced from 10% to 8% and still maintain adequate funding to operate, monitor and maintain the existing solid waste facilities with a reasonable contingency for unexpected occurrences. If the Board approves the ordinance, staff will return to the Board with revised garbage collection rates, for Franchise Areas 1 and 4 that reflect the lower fees.

**FACILITY SERVICES/SEWER & WATER MAINTENANCE & OPERATIONS FEE INCREASES:**

1. Public hearing to receive comments concerning the proposed increases in sewer and water Maintenance and Operations (M&O) Fees
  2. Adopt an ordinance adjusting M&O fees enumerated in County Code, Section 13.12.350.
  3. Adopt a resolution confirming the County Service Area Zone Report of charges for the Sunset 2A3, Sheridan 6 Water & Sewer, Blue Canyon 23, Applegate 24, Livoti 55 and Dry Creek 173, County Service Areas.
  4. Make a finding pursuant to Section 21080(b)(8) of the Public Resource Code, that the higher fees are derived directly from the cost of providing service and are necessary to meet operating expenses required for maintenance of service, and therefore exempt from environmental review.
- MOTION Uhler/Rockholm/Unanimous VOTE 4:0 (Weygandt absent) to continue the public hearing to July 10, 2007 at 9:30 a.m.

Will Dickinson, Facility Services, provided a PowerPoint explaining the proposed Sewer and Water Maintenance and Operation (M&O) Fee increases for Fiscal Years 2007/08 and 2008/09. The Districts affected are: Sewer Maintenance District (SMD) 1 (North Auburn), SMD 2 (Granite Bay), SMD 3 (Auburn Folsom Road), County Service Area (CSA) 2 (Sunset), CSA 6 (Sheridan – Sewer and Water), CSA 23 (Blue Canyon), CSA 24 (Applegate), CSA 173 (Dry Creek), and Septic Tank Effluent Pump (STEP) Systems (SMD 1, 2, and 3). He discussed revenue sources, cost factors affecting the districts, aging infrastructure, new regulations, and compliance options for the treatment plants. Mr. Dickinson said the proposed M&O Fee increases are necessary to keep the districts fully functional and financially solvent for the next two years. Unless other funding sources are found, further M&O Fee increases will be needed in most districts in 2009.

Supervisor Holmes asked for a total of grants received. Will Dickinson replied: \$2 million for SMD 1 (Placer County Redevelopment Agency), \$5 million for SMD 1 and SMD 3 (Federal EPA), 85% funding, up to \$1 million, for Sheridan (Community Development Block Grant). Supervisor Holmes received confirmation that the current proposed projects would mitigate their impacts to the sewage system.

Chairman Kranz suggested anticipated funds (in 2013) from the Middle Fork Project be used to fix water and energy infrastructure. These funds could relieve most of the long term impacts on the tax payers. Supervisor Kranz asked about the impacts on residents on septic systems. Will Dickinson responded the residents probably would not be impacted directly, but the rules of maintenance and monitoring septic systems are increasing. The disposal of waste is under more scrutiny and will become more expensive.

Supervisor Rockholm said there was discussion in Washington, DC regarding closing the North Auburn Facility and receiving Federal funds to pipe to the Lincoln Facility. Will Dickinson said that is still in the appropriations process. Chairman Kranz said Placer County will be pressured to eliminate as many septic systems as possible. Mr. Dickinson said that would make it easier to spread the increases over a larger rate base.

Supervisor Holmes said if we are successful with the re-licensing of the Middle Fork Project in 2013, the first revenues will be used to pay off the bonds. There may not be any revenues available for these types of purposes until 2017.

Supervisor Uhler said the proposed fee increases would have to be tripled to start fixing the problems. Mr. Dickinson said that is correct for the smaller districts. The current increases allow us to operate

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our current facilities and begin some rehabilitation work for the collection systems. The increases do not address capital for the ultimate solutions for treatment problems. Supervisor Uhler requested the increases be presented as our long term facilities master plans and have a Citizens Review Committee look at the fees, General Fund impacts and the cost to upgrade the systems and give their recommendations to the department and the Board. Will Dickinson was supportive of the idea. He said the smaller districts would need significant assistance and part of the proposed rate increase includes the preliminary design work, engineering studies, to calculate more definitive capital numbers.

Chairman Kranz said the bonds for the Middle Fork Project will not be paid off immediately and there should be some funds available for this project.

#### Public Comment:

Mary Ann Frank (Auburn Resident), Carl Franklin (Auburn Business Owner), Christina Mannas (Auburn resident), and Joyce Mortensen (Loomis resident) understood the need to upgrade the sewage systems but other funding must be found to mitigate the impacts to the tax payers.

Dale Smith, said he was starting a group called North Auburn Sewer Advisors (NASA) and submitted a letter for the administrative record. He opposed the fee increase, said the staff report was confusing and he would be pursuing legal action against Placer County. Mr. Smith said the Board should find a way to fund infrastructure for development they approve.

John Greene, Weimar-Applegate-Colfax Municipal Advisory Council Chairman, said Will Dickinson provided an update at their meeting. He said these rate increases show the ongoing problem that faces the residence of Placer County. These regulations are forced upon Placer County by the Federal Government. Tax and grant programs, developer pay structure, and connection charges are insufficient. He suggested using Middle Fork Funds for sewage system upgrades.

Mark Kahl, Water/Wastewater Solutions, Inc. President, spoke about impacts to the residents and supported using Middle Fork Funds.

Joan Phillipe, Colfax City Manager, invited the Board to attend the task force meeting to address impacts on small districts in California that have similar issues. The Rural Counties Association has adopted a program and a task force is being formed statewide.

Jenine Windeshausen, Treasurer-Tax Collector, said the finances of the Middle Fork Project are already being encumbered with debt until 2013 and possibly beyond that date. The gross revenue levels are volatile and could be \$45 million per year not including taking out debt service and operational costs for that system. There are no operational or capital reserves established for this project and it is important to establish those reserves. Funds acquired for the re-licensing are not scheduled to be paid until 2015 so the project can establish operational and capital reserves. Revenues will be volatile depending on the snow pack, water runoff and energy costs. For every dollar that the County takes out of the system for General Fund expenditures, one dollar of debt service acceleration needs to be paid. She suggested that these funds not be spent before they are received. She will assist the department with any other options that could assist with financial solutions. She supported preparing a master plan to address long term financing solutions. We need to better understand the mandates and implore the State and Federal governments to help with the financing.

Supervisor Kranz explained the taxpayers voted for the Middle Fork Project as an investment to receive benefits in the future and before we spend it on other things, we should set a policy statement to identify how the revenues will be spent. Ms. Windeshausen wanted to make sure that the Board was not basing the solutions on unrealistic expectations.

Jason Tiffany, Small Water District Manager, said there are many small water districts in Placer County and the Board needs to understand the water issues and how they impact the rates.

Supervisor Uhler requested staff estimate costs to estimate the costs and return to the Board to request funds and create a citizens review committee with representatives from each district to review existing expenditures and work with staff on the analysis of future costs. Once the analysis is complete and the committee is created, he requested that staff present a full facilities report, along with an estimated fee schedule, and the costs to comply with regulations. Will Dickinson replied there is a deadline approaching in order to place an increase on this year's tax roll. Any delay would require a supplemental mailing that would be costly to the small districts. The intent behind the proposed increases was to cover the known operations and maintenance increase costs and provide funds for the studies that have been requested. Staff can provide the Board with a detailed package that separates the study costs. Some of the smaller districts have been running with a deficit each year, borrowing money just to operate.

Supervisor Rockholm was concerned that forming a committee would delay the process. He suggested that experts compile facts and figures that are needed for the Board to make a decision.

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Supervisor Holmes was concerned about the districts that currently have a deficit. He recommended a one year proposal that incorporates Supervisor Uhler's ideas. Thomas Miller, County Executive Officer, explained this would require staff to return to the Board for the rate adjustments to continue after one year. Supervisor Uhler said he understood that the proposed fee increase included funds for the studies the Board was requesting. He recommended staff return at the next Board meeting and separate out the charges that were calculated for strategic planning. Anthony La Bouff, County Counsel, said that the meeting should be scheduled further out to accommodate noticing requirements. Will Dickinson stated there is a 45-day noticing requirement. Anthony La Bouff said that noticing less than 45 days would be acceptable because the Board would be considering reducing the increase amount that was already noticed and a sub-component of what was noticed would be included. Will Dickinson said that any delay would require a supplemental tax bill. Thomas Miller said that the collective increases are about \$1.5 million. If these future fee increases are not approved, monies from the General Fund would need to be used that would impact all taxpayers.

Supervisor Uhler supported delaying the decision and re-noticing. He said the noticing and supplemental billings would be relatively small costs for bringing the districts into compliance. It was agreed that the existing rates would stay in effect until the Board takes action on July 10, 2007.

## ADJOURNED AS THE PLACER COUNTY BOARD OF SUPERVISORS AND CONVENED AS THE PLACER COUNTY HOUSING AUTHORITY

**HEALTH & HUMAN SERVICES/PUBLIC HOUSING AUTHORITY PLAN** – Compliance with the U.S. Department of Housing and Urban Development Public Housing Authority Plan requirement is necessary to continue to receive approximately \$1,640,619 in FY 2007 Federal funding for the Placer County, Section 8 Housing Choice Voucher Program, which provides subsidized housing for over 200 families, by

- a. Conducting a public hearing regarding the Placer County Housing Authority Streamlined Annual Public Housing Authority Plan for FY 2007 and receive public comment.
- b. Adopting a resolution authorizing submission of Placer County's Annual Public Housing Authority Plan for FY 2007 and certification of program compliance.

MOTION Holmes/Rockholm VOTE 2:2:0 (Uhler/Kranz No, Weygandt absent) to approve the Plan.

MOTION Uhler/Kranz VOTE 2:2:0 (Holmes/Rockholm No, Weygandt absent) to continue the public hearing to June 12, 2007 at 10:25 a.m.

MOTION Uhler/Rockholm/Unanimous VOTE 4:0 (Weygandt absent) to continue the public hearing to June 12, 2007 at 10:25 a.m.

Chairman Kranz asked if the item could be continued to a future meeting because Supervisor Uhler was not able to access the supporting documents before the meeting and was not prepared to take action. Dr. Richard Burton, Health Officer and Director of Health and Human Services, explained the item is related to the Section 8 Housing and Urban Development that the County has been involved with for over 20 years. The plan was developed in 2005 and no amendments have occurred. It is a requirement that an annual update be provided. The plan was available 45 days for public comment with no public comment received. Approval of the plan would allow Placer County to continue receiving \$1.6 million of Federal funding that is providing housing assistance to over 250 families. There is nothing in the guidelines of the grant but a delay should be acceptable. Dr. Burton said there is a General Fund requirement of \$55,000 in the proposed budget. No public comment was received.

## ADJOURNED AS THE PLACER COUNTY HOUSING AUTHORITY AND RECONVENED AS THE PLACER COUNTY BOARD OF SUPERVISORS

**PUBLIC WORKS/PERMANENT ROAD DIVISION (PRD) #7/NORTHSTAR HIGHLANDS** - Public hearing closed. Resolution 2007-151 adopted creating a PRD and setting charges to provide road maintenance, storm drains, gates, guardrails, tunnels, bridges and snow removal services.

MOTION Holmes/Rockholm VOTE 3:1:0 (Uhler No, Weygandt absent)

Supervisor Uhler requested this item be removed because he was not able to access the supporting documents and was not prepared to take action. Anthony La Bouff, County Counsel explained that this group of items are connected and must be considered together.

Wes Zicker, Community Development Resource Agency/Engineering and Surveying Director, explained this item requests the Board approve a final map for Northstar Highlands Phase 2. Should the Board choose not to hear part of the item, staff would request the group of items to be continued. Mr. Zicker presented a PowerPoint and gave an outline of the project.

Ken Grehm, Public Works Director, stated that a PRD funds maintenance of roads, storm drains, gates, guardrails, tunnels, bridges and snow removal. It is anticipated that the Northstar Community Service District would provide these services to the Northstar Highlands area. The PRD proposes to set a maximum fee of \$1,067.80.

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**PUBLIC WORKS/COUNTY SERVICE AREA 28, ZONE 197 (WATER QUALITY MONITORING) NORTHSTAR HIGHLANDS** – Public hearing closed. Resolution 2007-152 adopted creating Zone 197 and setting charges to monitor surface and groundwater quality in the Martis Valley watershed, at \$240 per dwelling unit equivalent. MOTION Holmes/Rockholm VOTE 3:1:0 (Uhler No, Weygandt absent)

Supervisor Uhler requested this item be removed because he was not able to access supporting documents and was not prepared to take action. Anthony La Bouff, County Counsel explained that this group of items are connected and must be considered together.

Ken Grehm, Public Works Director, stated that the Water Quality Community Service Area is proposed to set a per dwelling unit equivalent fee of \$240 per unit, per year, to provide water quality monitoring services required by Lahontan Regional Water Quality Control Board and our own Community Plan for the entire valley. Northstar Highlands is one of the developments participating in these costs.

**PUBLIC WORKS/COUNTY SERVICE AREA 28, ZONE 204 (TRANSIT SERVICES) NORTHSTAR HIGHLANDS** Public hearing closed. Resolution 2007-153 adopted creating Zone 204 and setting charges to operate transit service in Martis Valley, at \$30.76 per dwelling unit equivalent MOTION Holmes/Rockholm VOTE 3:1:0 (Uhler No, Weygandt absent)

Ken Grehm, Public Works Director, explained that this community service area will provide enhanced transit along the Highway 267 corridor serving the area.

**COMMUNITY DEVELOPMENT RESOURCE AGENCY/NORTHSTAR HIGHLANDS PHASE 2, TRACT 961** – Approved the final map, subdivision improvement agreements and authorized recording of the project. The project is located approximately five miles northwest of North Shore Lake Tahoe and three miles southwest of Highway 267 in Northstar at Tahoe ski area. MOTION Holmes/Rockholm/Unanimous VOTE 4:0 (Weygandt absent)

Northstar Highlands is proposing over 1,400 condominiums and a 170 room hotel. The property owner prepared an Engineer's Report and agreed by vote to have the assessment placed on their property. Supervisor Uhler asked what the total dwelling unit equivalents were including the hotel. Mr. Grehm stated that at this time, it is estimated to be over 1,500 units.

Tom Dunlap, East West Partners, developers of the Northstar Highlands Project, stated they understand the assessments for water quality monitoring and transit services and support them. They understand that the assessments are for current and future development, up to the 1,500 units.

Ken Grehm, Public Works Director, made a correction on the PRD information noted in the staff report. The staff report indicates per dwelling unit cost of \$948. The Engineer's Report, the ballot and all other documentation have the correct figure. \$1,067.80.

Wes Zicker, Community Development Resource Agency/Engineering and Surveying Director, noted that there are two subdivision agreements to be signed for the final map.

**LUNCH – CANCELLED** With ~~Resoville Rotary Club~~ at ~~Sierra View Country Club~~, 105 Alta Vista Avenue, Resoville.

## ADMINISTRATIVE SERVICES/PROCUREMENT:

a. **Blanket Purchase Order #13819, Bulk Unleaded & Diesel Fuel/Public Works** – Renewed as a result of Competitive Bid #9576 with Hunt & Sons, Inc., in the maximum amount of \$1,750,000. MOTION Holmes/Uhler VOTE 3:1:0 (Rockholm temporarily absent, Weygandt absent)

Dave Seward, Purchasing Manager, stated the renewal period will be from July 1, 2007 through June 30, 2008.

b. **Competitive Bid #9679, Construction of Lime Stabilization, Public Works** - Awarded to Durham Stabilization, Inc., in the amount of \$443,470.50, for the project located at Sunset Boulevard West and East Cattle Road. MOTION Holmes/Uhler VOTE 3:1:0 (Rockholm temporarily absent, Weygandt absent)

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**FACILITY SERVICES/COMMUNITY DEVELOPMENT RESOURCE CENTER, PROJECT #4630** – Resolution 2007-155 adopted approving the project and authorizing the Facility Services Director to execute and record the Notice of Completion and ratifying Contract Change Order #15, in the amount of \$370,792. MOTION Uhler/Holmes/Unanimous VOTE 4:0 (Weygandt absent)

Jim Durfee, Facility Services Director, stated the Board awarded the contract to Harbison Mahony Higgins Builders, Inc., in the amount \$21,408,700, for construction of the building. The size of the building is 97,400 square feet. During construction, changes in the amount \$1,379,438 (including the one today), occurred totaling 6.5% of the construction costs. At this level, it is within the budgeted project amount. The final change order, #15, exceeds the authority of the director to approve. The change order covers closeout items including weather mitigations, in the amount of \$169,000. The second item on Change Order #15 is for an extended overhead, used on rainy days when the contractor was not able to work, totaling \$195,190, and the third amount of \$6,567 is the County's share for a crane repair.

**FACILITY SERVICES/THERMAL ENERGY STORAGE ICE TANKS FOR THE FINANCE ADMINISTRATION BUILDING, PROJECT #4802** - Approved the following actions associated with the installation of thermal energy storage ice tanks at the Finance Building, located at the Placer County Government Center in north Auburn.

1. Approved plans and specifications and authorized staff to solicit bids for the project.
2. Resolution 2007-156 adopted authorizing the Facility Services Director to execute the resulting construction contract, in an amount not-to-exceed \$350,000, upon review by County Counsel and Risk Management, and providing authority to approve any required change orders consistent with the County Purchasing Manual.
3. Approved a budget revision cancelling \$400,000 from Infrastructure Reserves and increasing appropriations to the project account in the Capital Projects Fund.

MOTION Holmes/Rockholm/Unanimous VOTE 4:0 (Weygandt absent)

Mary Dietrich, Facility Services, said the Finance Administration Building was built approximately nine years ago and designed with a thermal energy storage system. The system operates by building ice in two tanks overnight, during off-peak utility hours. During daytime peak utility hours, the system uses the ice to chill water and condition the building. In 2004, there was a failure in the system due to an overbuilding of ice. The condition was corrected and some redundant controls were installed to protect the system. In 2006, the system failed again. The consultant determined that in 2004, there were stresses in the system that were now manifesting and as a result, one of the tanks is inoperable. The remaining system is showing some bulging in the tanks that indicates overbuilding of ice may have also affected it. The consultant and County staff are recommending that both tanks be replaced and installed with new systems.

Supervisor Uhler asked when the system was put in service and if the first failure in 2004 was covered under warranty. Ms. Dietrich advised the system was installed in 1998 and that the one year warranty had expired. Ron Unholz, Facility Services, advised that the warranty and the installation warranty were for one year. Jim Durfee, Facility Services Director, explained that the system was overused early on. This problem was corrected and they do not anticipate it to be a problem in the short term. The system did not malfunction, it was overused.

Supervisor Kranz asked questions regarding energy efficient systems versus the traditional systems and if we have still saved money. Jim Durfee explained it is far less expensive to operate this system than the traditional system.

## HEALTH & HUMAN SERVICES:

- a. Authorized the Chairman to sign the Health & Human Services budget revisions, which total \$3,032,950 in revenues and \$3,032,950 in expenditures, and including \$500,000 expenditure offset of one-time funding from the Designation for Future Occurrences.
- b. Approved the purchase of fixed asset equipment (Culposcope) for medical procedures for the Community Clinics, in the amount of \$9,000, and added it to the Master Fixed Asset List.
- c. Approved the Housing Assistance (Fund 103, Appropriation 53010), budget revision reflecting cancellation of reserves and an increase in expenditures, in the amount of \$20,000.

MOTION Rockholm/Uhler/Unanimous VOTE 4:0 (Weygandt absent)

Dr. Richard Burton, Health & Human Services Director, explained the end of the year budget amendment. Health & Human Services serves 220 residents on a daily average. This is accomplished through utilization of over 50 State and Federal funding streams. Due to the varying client needs and funding streams, each year the expenditures need to be reconciled. The changes include an accounting change allowing the department to draw down more State and Federal dollars for A-87 costs that are infrastructure costs to the County, allow for the purchase of a Culposcope (used in the

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- c. **Sole Source Blanket Purchase Order #13885, Maintenance Support & Software Upgrade/Information Technology** – Renewed with Megabyte Systems for maintenance support agreement, in the amount of \$229,238.60, and software upgrade services, in the amount of \$99,000, for the Property Tax System shared by the Auditor, Assessor and Tax Collector and authorized the Purchasing Manager to sign resulting blanket purchase order.  
MOTION Holmes/Uhler VOTE 3-1-0 (Rockholm temporarily absent, Weygandt absent)

Clark Moots, Director of Administrative Services, stated the new support period will be July 1, 2007 through June 30, 2008.

## COUNTY EXECUTIVE/CONTRIBUTION FOR ACQUISITION OF WADDLE RANCH:

1. Approved a contribution from Placer County to the Trust for Public Land and the Tahoe Donner Land Trust for purchase of Waddle Ranch, located in Martis Valley, in the amount of \$10,000,000, with a minimum of \$5,280,981 to be provided by close of escrow in October of 2007;
2. Resolution 2007-154 adopted designating that open space fees collected in the Martis Valley will be dedicated to fund the remaining balance of the \$10,000,000 contribution, until the full contribution of \$10,000,000 is met; and,
3. Authorized staff to negotiate agreement with the Trust for Public Land and the Tahoe Donner Land Trust to finalize the transaction.  
MOTION Rockholm/Holmes/Unanimous VOTE 4-0 (Weygandt absent)

Holly Heinzen, Assistant County Executive, explained that the contribution would include an initial contribution of \$5,280,981 at the close of escrow in October, with the remaining amount to come from open space fees to be collected in the Martis Valley as development occurs. Staff is requesting a resolution committing future open space revenues be approved, pending successful negotiations of an acceptable funding package. The Waddle Ranch property is located in an undeveloped area east of Highway 267 and has value as open space. The acquisition consists of 1,481 acres, with a General Plan designation that would allow for approximately 1,000 dwelling units. The Trust for Public Land and the Truckee Donner Land Trust have been negotiating this deal for the last year. The cost of the property is \$23,500,000. The County has been asked to contribute a total of \$10,000,000. Other partners in the proposed project include the California Wildlife Conservation Board, the Truckee Tahoe Airport District, California Resources Agency through the Sierra Cascade Grant Program and the Truckee Tahoe Airport. The Land Trust has undertaken a capital campaign to fund the remaining amount necessary to achieve the full amount. The property would be accessible to the public for hiking, biking, fishing and other passive recreation activities. Public access points would be allowed on the property and will be finalized as the terms of the transaction are negotiated. The conditions of approval for the major developments in the Martis Valley require that the project developers participate in a funding program for preservation of open space in the Martis Valley. The Martis Camp developers paid a portion of their initial fees and opted to participate in alternative program to satisfy conditions of approval with respect to open space.

Ms. Heinzen stated staff is requesting the Board to make an initial funding commitment to provide some certainty as the Land Trust goes forward to negotiate the deal. To date, \$2,580,390 has been collected in open space fees in the Martis Valley. There has been an advance received, in the amount of \$1.7 million, from Martis Camp and there is \$951,000 that was set aside in HR 2389 monies, which are property tax in lieu monies from the Federal Government. These funds must be spent on conservations easements, preservation of healthy forests or education set aside three years ago by the Board specifically for an open space acquisition.

Anthony La Bouff, County Counsel, noted that on Page 76, Item 2, of the staff report, under Action Requested, that the commitment to the future open space is a subject of the requirements of the County Budget Act. Although the language does not appear in the resolution, it is a condition of the resolution.

Chairman Kranz stated this has been a long process and personally supported it.

Perry Norris, Truckee Donner Land Trust, thanked the Board for their support and provided an update of the funding for the acquisition.

Supervisor Rockholm commented on the beauty of the property.

# PLACER COUNTY BOARD OF SUPERVISORS MINUTES

Clinic for diagnosis and treatment of cervical cancer) and a \$500,000 one-time request to redesign services for what was previously known as Cypress House for residential care. At the last Board meeting, the Department took action to reduce an on-going \$600,000/year cost by taking this opportunity cost of \$500,000.

Bob Dunstan, Human Services Director, explained A-87 stating it refers to the Countywide Cost Allocation Plan (support departments like the Board of Supervisors, Auditor and Personnel Departments, etc.). These costs are collected and allocated in the Countywide Cost Allocation Plan. The costs are directed to the service departments (such as Health & Human Services). Those costs are claimed by the Department as part of the cost of doing business in drawing down State and Federal funds.

Supervisor Uhler requested clarification on negotiated salary and benefit increases. Dr. Burton explained these increases were part of the overall negotiations with the local union that were put in place last year.

Thomas Miller, County Executive Officer, added that the contract period ended last July. The agreement was approved by the Placer Public Employee Organization in November of last year.

Supervisor Holmes had a question on Page 96, Paragraph 3, of the agenda package, regarding one-time purchase of four sedans, at \$270,000 and further on it states: Funding for the four sedans (\$70,000). Dr. Burton replied it was a phrasing issue and they will work on it next time to make it clear. It is actually \$70,000 for four sedans. The \$270,000 includes the one time cost increase for housing assistance, mental health services.

**HEALTH & HUMAN SERVICES/HUMAN SERVICES** - Approved the following actions regarding contracts with Placer County Office of Education for Child Care Services for clients participating in work and training activities:

1. Approved an amendment to FY 2006/07 Contract #CN012227, increasing funding by \$400,000, for a new revised total not to exceed \$2,300,000;
  2. Approved a contract for FY 2007/08, in an amount not to exceed \$2,500,000; and,
  3. Authorized the Chairman to sign the resulting documents and subsequent amendments.
- MOTION Holmes/Rockholm VOTE 3:1:0 (Uhler No, Weygandt absent)

Dr. Richard Burton, Health & Human Services Director, explained this item and the following item are examples of funding streams that became available from the State within the last three weeks. If we do not act promptly, funds could be lost.

Bob Dunstan, Health & Human Services, stated both contracts are for child care, an arrangement the County has had with the Office of Education for many years to provide child care for individuals who participate in the Welfare to Work Program. At the beginning of the calendar year there was a market rate increase by the State, causing the current year's contract to be exceeded by the projected \$400,000. At the time the staff report was being written, it indicated a reserve request was made to the State, in the amount of \$150,000. Last week the Department received confirmation that the request was approved and that the \$400,000 cost would be borne by State and Federal sources.

Thomas Miller, County Executive Officer, added that the Department should be applauded for looking for State funding.

Supervisor Uhler asked how many hours per day were spent on the 325 children per month for services. Bob Dunstan said he could get the information for him. The participants are required to work 32 hours a week; the goal is for the children who need it, be in child care 32 hours per week. Supervisor Uhler did not support the item because he did not have time to review the contract.

**HEALTH & HUMAN SERVICES/CHILDREN'S SYSTEM OF CARE** - Approved amendment to Contract #CN012255 with Whole Person Learning, adding Transitional Housing Program-Plus Services to the existing scope, to provide affordable housing and supportive services to former foster youth ages 18 to 24 to prevent homelessness and to increase the chances of successful transition to adulthood, and increasing compensation by \$188,871, from \$230,000 to \$418,871, for FY 2006/07. No County General Fund contribution is required.

MOTION Holmes/Rockholm VOTE 4:1:0 (Uhler No, Weygandt absent)

Dr. Richard Burton, Health & Human Services Director, said due to the long standing relationship with many of the private sector providers and non-profit community providers, this is an opportunity for the Department to provide assistance to transition age youth complete their time in foster care and move into young adulthood. This action will provide some housing assistance and support.

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Richard Knecht, Health & Human Services, explained that in response to recent legislation, the State Department of Social Services announced a mid-year funding augmentation to the 2006/07 Program. The contract will be fully funded by State general monies.

Supervisor Uhler referred to the staff report that indicated: Placer County will receive \$2,800 per month per participant. He inquired how many participants were identified. Mr. Knecht advised there are eight homeless persons who have been put on a waiting list. The legislation allows the dollars to be allocated not just for the lease agreement for the facility, but also for case management support services to secure the lease. Dr. Burton clarified that this is a pass through to Whole Person Learning and the non-profit organizations in the community. None of the funds are passed through directly to the transition age youth.

Chairman Kranz stated he would vote for the item because the County is in jeopardy of losing the funding. He added that the supervisors really need all the information available so they can read it ahead of time. He requested the procedures be changed to provide information.

**PUBLIC WORKS/KINGS BEACH WATERSHED IMPROVEMENT PROJECT** – Resolution 2007-157 adopted authorizing the Chairman to approve Professional Services Agreement #1011 with Entrix, Inc., in the amount of \$532,772, to provide environmental documentation and preliminary design to support the conceptual water quality improvements identified in the preferred water quality alternative, and authorizing the Public Works Director to approve and sign future amendments up to \$54,000, upon County Counsel review and approval of the bonds and insurance.

MOTION Holmes/Rockholm VOTE 4:1:0 (Uhler No, Weygandt absent)

Peter Kraatz, Public Works, said the department would like to retain the consultant to continue efforts on the project. The consultant was selected based on past performance with the project, negotiated scope and price, and for project continuity. The project is exempt from California Environmental Quality Act and is funded by California Tahoe Conservancy and U.S. Forest Grants.

**PUBLIC WORKS/PATCHING & PAVING VARIOUS ROADS, SUMMER 2007** – Resolution 2007-158 adopted awarding Construction Contract #1005 to Central Valley Engineering and Asphalt Inc., in the amount of \$549,337 plus a contingency of 5%; authorized the Chairman to execute the contract; and authorized the Public Works Director to approve contract change orders up to 5% of the total contract amount, upon County Counsel review of the bonds and insurance.

MOTION Uhler/Rockholm/Unanimous VOTE 4:0 (Weygandt absent)

Kevin Taber, Public Works, said there is over \$4 million in contract road work being done this summer.

**PUBLIC WORKS/SLURRY SEAL, SUMMER 2007** – Resolution 2007-159 adopted awarding Construction Contract #1008 to Intermountain Slurry Seal, Inc., in the amount of \$634,040, plus 5% contingency; authorized the Chairman to execute the contract; and authorized the Public Works Director to approve contract change orders up to 5% of the total contract amount, upon Counsel review of the bonds and insurance. MOTION Uhler/Rockholm/Unanimous VOTE 4:0 (Weygandt absent)

**TREASURER/TAX COLLECTOR** - Directed staff to remove delinquent Dry Creek-West Placer Community Facilities District special assessments from 2005/06 property tax role and commence foreclosure proceedings on parcels that have not paid delinquent special assessment by June 30, 2007. The delinquent parcels are 029-190-006-000, 029-140-006-000, 029-240-018-000 and 029-380-005-000. The property owners have up to the day of foreclosure sale to redeem a delinquent parcel, including special assessments and other fees and costs.

MOTION Holmes/Rockholm/Unanimous VOTE 4:0 (Weygandt absent)

Jenine Windeshausen, Treasurer-Tax Collector, stated the action requested is to remove the special assessments from four parcels in the Dry Creek-West Placer Community Facilities District and direct staff to move forward with foreclosure proceedings. In 2001, the Dry Creek-West Placer Community Facilities District was formed and bonds were issued for \$20 million to finance certain improvements within the district. The special assessments were placed on the parcels in order to repay the bonds. There are four parcels subject to foreclosure. The department hopes this action can be avoided. Three of the four parcel owners/lenders have contacted the department to arrange making payments; however, due to the convenience the County has with the bond holders, the County is obligated to move forward with the foreclosure.

**PLACER COUNTY BOARD OF SUPERVISORS  
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**COUNTY COUNSEL/CLOSED SESSION:**

**(A) §54956.9 - CONFERENCE WITH LEGAL COUNSEL**

- (1) Existing Litigation
  - (a) Paul Carpenter vs. Placer County, et al., Placer Superior Court Case No. SCV-20943 – *The Board gave direction to Counsel to provide defense to County named employees.*
  - (b) Thomas Kitchen vs. Joanne Hendricks, et al., U.S.D.C. Eastern District Court Case No.: 2:06-cv-06449 GEB CMK – *The Board gave direction to Counsel to provide defense to County named employees.*
  - (c) Steven R. Suer, et. al. vs. County of Placer, Placer County Superior Court Case No.: SCV-17945.
  - (d) Patricia Penny James, WCAB Claim, Claim Number: SAC Unassigned – *The Board received a report on status of the litigation and took up a discussion of a worker's compensation matter.*
- (2) Anticipated Litigation: Initiation of litigation pursuant to subdivision (c) of Government Code §54956.9: one potential case – *The Board had a discussion of a potential litigation being brought by the County and gave direction to Counsel.*

**(B) §54956.8 - CONFERENCE WITH REAL PROPERTY NEGOTIATOR – *The Board had a brief discussion with regard to real property negotiators having met with members of the property negotiating team.***

- (a) Property: Portion of APN 017-123-066  
Negotiation Parties: County of Placer and JB Management LP  
Under negotiation: Price, terms of payment and conditions of the purchase and sale.

**(C) §54957.6 - CONFERENCE WITH LABOR NEGOTIATOR – *There was a brief conversation with regard to labor.***

- (a) Agency negotiator: CEO/Personnel Director  
Employee organization: PPEO/DSA/Management

**ITEMS FOR INFORMATION:**

30 TREASURER/TAX COLLECTOR – Treasurer's Statement for the month of April 2007.

**ADJOURNMENT** - There being no further business, the Board adjourned. Next regular meeting is Tuesday, July 10, 2007.

**ATTEST:**

\_\_\_\_\_  
Ann Holman  
Clerk of the Board

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Bruce Kranz, Chairman  
Placer County Board of Supervisors

\_\_\_\_\_  
Melinda Harrell  
Senior Board Clerk

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