

# Rubidoux Community Services District

## Board of Directors

Hank Trueba Jr., President  
Bernard Murphy, Vice-President  
John Skerbelis  
Armando Muniz  
F. Forest Trowbridge

## General Manager

Jeffrey D. Sims



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Water Resource Management    Refuse Collection    Street Lights    Fire / Emergency Services    Weed Abatement

## NOTICE AND AGENDA FOR THE RUBIDOUX COMMUNITY SERVICES DISTRICT BOARD MEETING

**Thursday, August 4, 2022, at 4:00 PM**

**Pursuant to Paragraph 3 of Executive Order N-29-20, executed by the Governor of California on March 17, 2020 as a response to mitigating the spread of corona virus known as COVID-19:**

During this regular meeting of the Rubidoux Community Services District Board of Directors, members of the public will have the choice to attend and address the Board in person or attend and address the Board via Zoom.

Note the following:

All persons including members of the public, Board Members, and staff attending the Board Meeting in-person are no longer required to wear a face covering while inside District Facilities if they are not vaccinated against COVID-19, although it is highly recommended by the California Department of Public Health. If you do not have a face covering, one will be provided upon request.

Members of the public wanting to attend and/or address the Board may do so by:

- Using the Zoom App or website for free at: <https://zoom.us/>
  - o Once installed ahead of the meeting, you may choose your audio source as either computer speakers/microphone or telephone.
  - o If you wish to make public comments via the Zoom platform, the Board Secretary will identify you at your time to speak.
  - o Meeting ID is **870-2519-9040**.
  
- Calling into the meeting at any one of the following numbers:  
  
+1 669 900 9128  
+1 346 248 7799

+1 301 715 8592  
+1 312 626 6799  
+1 646 558 8656  
+1 253 215 8782

Only one person at a time may speak by telephone and only after being recognized by the Secretary of the Board.

**Closed Session:** At any time during the regular session, the Board may adjourn to a closed executive session to consider matter of litigation, personnel, negotiations, or to deliberate on decisions as allowed and pursuant with the open meetings laws. Discussion of litigation is within the Attorney/Client privilege and may be held in closed session.

Authority: Government code 11126-(a) (d) (q).

1. Call to Order – Hank Trueba Jr., President
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes for the July 21, 2022 Regular Meeting
5. Consideration to Approve August 5, 2022, Salaries, Expenses and Transfers
6. Public Comment

Members of the public are encouraged to address the Board of Directors. Anyone who wishes to speak on an item not on the published agenda must submit a comment request card to the General Manager or designee. Each speaker should begin by identifying themselves for the record and is allowed up to three-minutes.

No one may give their time to a speaker during the public comment period of the meeting. It is requested that all present refrain from any action that might disrupt the orderly course of the meeting. Coarse, crude, profane, or vulgar language, or unsolicited comments from the audience, which disrupts or disturbs the Board meeting, may result in exclusion from the meeting.

The Ralph M. Brown Act, Government Code 54950, et. seq. prohibits members of the Board of Directors from taking formal action or discuss items not on the published agenda. As a result, immediate response to public comment may be limited.

7. Correspondence and Related Information

8. Manager's Report (Second Meeting each Month):
  - a) Operations Report
  - b) Emergency and Incident Report
  - c) Follow up to questions at prior Board Meeting and other updates

**ACTION ITEMS:**

9. Consideration to Adopt Resolution No. 2022-895, A Resolution Adopting a Debt Management Policy: **DM 2022-71**
10. Consideration to Adopt Resolution No. 2022-896, A Resolution Authorizing an Installment Sale Agreement Providing for the Financing of the District's Acquisition and Renovation Project (Field/Admin. Bldg.): **DM 2022-72**
11. Consider Edited Participation Agreement for Offsite Water System Improvements for Lennar Homes: **DM 2022-73**
12. Consider Memorandum of Understanding With Havana Investment Group, LLC: **DM 2022-74**
13. **CLOSED EXECUTIVE SESSION** – Pursuant to Government Code 54956.8: Real Property Negotiations  
Property: 5473 Mission Blvd, Jurupa Valley, CA  
Agency Negotiator: Jeff Sims, General Manager  
Under Negotiation: Purchase Contract Terms, Financing
14. **CLOSED EXECUTIVE SESSION** – Pursuant to Government Code Section 54956.9: Legal Counsel Status Update on 1,2,3-TCP Litigation Case, Rubidoux CSD v. Dow Chemical Co.
15. **CLOSED EXECUTIVE SESSION** – Pursuant to Government Code Section 54957(b)(1): General Manager Position
16. Directors Comments - Non-action
17. Adjournment