

MINUTES OF REGULAR MEETING
February 7, 2019
RUBIDOUX COMMUNITY SERVICES DISTRICT

DIRECTORS PRESENT: Armando Muniz
Bernard Murphy
John Skerbelis
F. Forest Trowbridge
Hank Trueba, Jr.

DIRECTORS ABSENT:

STAFF PRESENT: Dave Lopez, General Manager
Steve Appel, Assistant General Manager
Krysta Krall, Manager, Fiscal Services
Brian Jennings, Budgeting/Accounting Manager

Call to order: the meeting of the Board of Directors of the Rubidoux Community Services District by President Trueba, at 4:00 P.M., Thursday, February 7, 2019, at the District Office, 3590 Rubidoux Boulevard, Jurupa Valley, California.

ITEM 4. APPROVAL OF MINUTES

Approval of Minutes for December 20, 2018, and January 17, 2019, Regular Board Meeting.

Director Murphy moved and Director Muniz seconded to approve the December 20, 2018 and the January 17, 2019 Minutes.

Ayes – 5 (Muniz, Murphy, Skerbelis, Trueba, Trowbridge)
Noes - 0

The motion was carried unanimously.

ITEM 5. Consideration to Approve the February 8, 2019, the Salaries, Expenses and Transfers.

Consideration to approve February 8, 2019, Salaries, Expenses and Transfers.

Director Trowbridge moved and Director Skerbelis seconded to approve the February 8, 2019, Salaries, Expenses and Transfers.

**Ayes – 5 (Muniz, Murphy, Skerbelis, Trowbridge, Trueba,
Noes - 0**

The motion was carried unanimously.

ITEM 6. PUBLIC ACKNOWLEDGE OF NON-AGENDA MATTERS

There were no members of the public to address the Board.

ITEM 7. CORRESPONDENCE AND RELATED INFORMATION

The first piece of correspondence was a letter from the Jurupa Community Services District from Mr. Eldon Horst, a JCSD Board Consultant. He is a former General Manager as well as a former Assistant General Manager. The letter states that when the new General Manager comes on board, they will consider the formation of a joint taskforce committee to evaluate the benefits of creating a new Community Services District that would serve the combined territories. The District is in a transition period at this time. The other piece of information was from freebeacon.com. This article is on the new governor, Gavin Newsom, talking about a new water tax. He is a proponent of the water purveyors getting taxed to alleviate some of the water quality problems that they have in the central valley.

ITEM 8. MANAGER’S REPORT

Operations Report:

Presented at the second board meeting of the month.

Emergency and Fire Report:

Presented at the second board meeting of the month.

ITEM 9. Consideration to Adopt Resolution No. 2019-846, a Resolution Transferring Certain Property Tax from the County of Riverside to the RCSD. DM 2019-03.

BACKGROUND

The Rubidoux Community Services District (District or RCSD) was contacted by a developer desiring District services to a portion of the proposed Highland Park development. Highland Park is a 128-acre residential development consisting of 398 homes. Approximately 280 of the homes will be served by the District, while the

remaining will be served by the Jurupa Community Services District. The proposed development is north of the intersection of Pacific Avenue and Canal Street as shown on attachment “A”. Since the development is outside of our service boundary, the development is required to annex into the District’s service area. At his cost, the developer has begun the annexation process with the Local Area Formation Commission (aka LAFCO).

As part of the annexation process, the District is requesting from Riverside County, an exchange of certain property tax revenue to include, but not limited to 100% of the structural fire protection tax for the area to be annexed into the District. Approval of the attached Resolution 2019-846 will exchange the appropriate tax revenue between the County and the District (Attachment “B”). The County will consider a similar Resolution at a future Board of Supervisors meeting. Finally, once the tax transfer Resolutions have been approved, LAFCO will consider the developer’s annexation request at their February or March 2019 meeting.

Mr. Steve Appel, Assistant General Manager and District Engineer gave a presentation to the Board of Directors on the above-mentioned Resolution.

Director Muniz moved and Director Trowbridge seconded to approve Resolution No. 2019-846, to the Rubidoux Community Services District Board of Directors transferring certain property tax from the County of Riverside to the RCSD.

**Ayes – (Muniz, Murphy, Skerbelis, Trowbridge, Trueba,
Noes - 0**

The motion was carried unanimously.

ITEM 10. Consideration to Adopt Resolution No. 2019-847, a Resolution Transferring Certain Property Tax from the County of Riverside to the RCSD. DM 2019-04.

BACKGROUND

The Rubidoux Community Services District (District or RCCSD) was contacted by a developer desiring District services to a parcel of land for a CalPortland testing facility. CalPortland is proposing to use an existing building on the 9.54-acre lot that had previously been served by a private Well (owned by Riverside Cement) and a septic tank system.

The proposed development is located near the intersection of Rubidoux Blvd. and El Rivino Road as shown on attachment “A”. Since the development is outside of our current service boundary, the development is required to annex into the District’s service area. At his cost, the developer has begun the annexation process with the Local Area Formation Commission (aka LAFCO).

As part of the annexation process, the District is requesting from Riverside County, an exchange of certain property tax revenue to include, but not limited to 100% of the structural fire protection tax for the area to be annexed into the District. Approval of the attached Resolution 2019-847 will exchange the appropriate tax revenue between the County and the District (Attachment “B”). The County will consider a similar Resolution at a future Board of Supervisors meeting. Finally, once the tax transfer Resolutions have been approved, LAFCO will consider the developers annexation request at their February or March 2019 meeting.

Director Muniz moved and Director Trowbridge seconded to approve Resolution No. 2019-847, to the Rubidoux Community Services District Board of Directors transferring certain property tax from the County of Riverside to the RCSD.

Ayes – 5 (Muniz, Murphy, Skerbelis, Trowbridge, Trueba)

Noes - 0

The motion was carried unanimously.

ITEM 11. Status Update on the Purchase of the County of Riverside’s Fleet Services Facility (Surplus Property). DM 2019-05.

Last November, Staff presented to the Board of Directors Memorandum 2018-68, which was an authorization to execute a non-binding offer to purchase the County of Riverside’s surplussed Fleet Services Facility located at the corner of Mission Blvd. and Crestmore Road (5293 Mission Blvd). A copy of DM 2018-68 and the presentation slides are attached as Exhibit “A” to provide context and information.

As part of the non-binding agreement the District submitted, the County allowed us to include a 90-day due diligence period allowing us further time to evaluate the property and to take a wait-and-see position with respect to the on-going litigation.

Recently, the 90-day period has expired, and the County has provided the District with a Purchase Agreement and Escrow Instructions to formalize our intent to purchase the property with the expectation of moving forward with the transaction. The agreement has been reviewed by the District with no objections and it is attached as Exhibit “B”. As a continuing accommodation, the County is allowing the District to terminate the agreement no later than April 1, 2019 (section 7.3) with no penalty but expects the escrow to close by April 15, 2019 (Section 1.h).

Although Staff continues to believe this facility is an ideal fit for the District, given the continuing uncertainty of the litigation with the City of Riverside, we do not feel it would be in the best interest of the District to proceed under these circumstances. When the litigation is resolved, and if the property is still available, Staff would recommend proceeding with the purchase. Until that time, the County should not delay the marketing of the property to other interested parties.

Director Muniz moved and Director Trowbridge seconded to terminate the purchase agreement and explore a lease opportunity with the County of Riverside EDA – or whoever the holding agency is; a lease with an option to purchase the County of Riverside’s Fleet Services Facility located at 5293 Mission Blvd.

Roll Call:

Muniz - Yes

Skerbelis - Yes

Trowbridge - Yes

Trueba - Yes

Murphy – No

Yes – 4

No – 1

The motion was carried with a 4 – 1 vote.

ITEM 12. Directors Comments.

Director Trueba adjourned the meeting at 4:44 pm.