

December 9, 2009

Board of Directors
Mountain House Community Services District
230 S. Sterling Drive Suite, 100
Mountain House, CA 95391

Dear Board Members:

Subject: Action Plan Status Report for Board Goals and Objectives

Discussion

On January 7 and 14, 2009, the Board conducted a Goals and Objectives Workshop at publicly noticed meetings. The Board identified 63 objectives under 7 general goal categories. The Board prioritized all of the objectives from a high ranking of 3 to a low ranking of 0. There are 9 objectives that have a 3 ranking; 15 with a 2 ranking; 24 with a 1 ranking; and, 15 with a zero ranking.

The report below is the third in a series of reports that are being provided periodically throughout the fiscal year by the General Manager. For tracking purposes, the objective descriptions are consecutively numbered, and the previous status is provided in non-bolded italics following the current status, if there is a change of status.

Legend:

[C] designates [Completed]

[P] designates [Pending Board Committee Review]

[B] designates [Budget Related]

[NC] designates [Not Completed]

[WIP] designates [Work In Progress, but logged as another designation until completed]

Ranking 3 (1 thru 9):

1. Improve a simplified method of communications with the public [P] [WIP]

This objective is being discussed with the Communications Committee. There will be several recommendations surface on this matter. The Chair is working directly with staff to improve the web site to make changes/updates easier and lower costs. The Board has approved a one-page newsletter that has been implemented.

2. Add public documents to the web site [C] [P]

This objective has been met and documents selected by the Communications Committee have been posted. The process will continue.

3. Community Bulletin Boards in parks [P]

This objective will be discussed with the Communications Committee.

4. Establish and mail an annual events calendar [C]

The annual events calendar is posted on the MHCSO official web site. Current events are also announced in the Electronic Newsletter, which goes to e-mail addresses in the database.

5. Review MHCSO Expenditures and Revenue [C]

This objective was completed for the 2009/2010 Annual Budget. This objective will be revisited in January, 2010.

6. Briefing on MHCSO contracting practices [C]

This was discussed at the Budget workshops.

7. Establish a Chamber of Commerce [C]

Chambers of Commerce are not the responsibility of public agencies, and Community Services Districts are not empowered by state code or LAFCO to add such services. The MHCSO will encourage the formation of future Chambers and partner with them on economic development activities. The MHCSO is now a member of the Tracy Chamber of Commerce. There will be no further action taken on establishing a Chamber of Commerce.

8. Transit links to sites in Tracy [NC] [WIP]

The Stockton Metropolitan Area Regional Transit (SMART) District is named in the Master Plan as a provider to the MHCSO. The agency is now called the San Joaquin Regional Transit District (SJRTD). Staff and a developer (Kamilos) met with SJRTD in September to discuss a route for regional service to Tracy, Delta MH Campus, MH and Stockton. SJRTD is planning an unmet need hearing at Delta in the near future.

9. Employment opportunities with the MHCS D for residents [C]

An outreach program has been established to encourage MH residents to apply and compete for jobs within the MHCS D. The District Counsel has opined that local status cannot be a legal determination for hiring.

Ranking 2 (10 thru 21):

10. Make it easier to use the web site [P] [WIP]

Significant progress is being made on this objective. The Communications Committee is working toward to greater administrative ease and targeting a significant cost savings.

11. Improve Web Site [P] [WIP]

Significant progress is being made on this objective. The Communications Committee is working toward to greater administrative ease and targeting a significant cost savings.

12. Assist groups to organize events [C] [P]

The amended Parks and Recreation Fee Resolution allows Community-based Services Groups to have user fees waived administratively. The MHCS D has co-sponsored events with the Mountain House Mothers Club, the local Boy Scouts and the Summer's End program, to name a few. The Recreation and Events Committee has recommended events that would collaborate with community-based groups.

13. Cooperate with Schools

- (a) After School Activities [P] [WIP]
- (b) Mentoring [P] [WIP]
- (c) Tutoring [P] [WIP]

A new Board committee, named the Youth Action Committee, is being formed to address these objectives.

14. Youth programs [P] [WIP]

The Summer Day Camp was held in late June and early July. A new Board committee, named the Youth Action Committee, is being formed to address this objectives.

15. Youth Conservation Corps [P] [WIP]

A new Board committee, named the Youth Action Committee, is being formed to address this objectives.

16. Establish Law Enforcement and Fire Explorer Programs [P]

This objective will be discussed by the Public Safety Committee.

17. Library open more hours and Fridays [NC]

The County is studying the reduced hours shown in the City of Stockton budget. Expansion of services is unlikely until the economy turns around.

18. Increase number of community events [C] [P]

Recreation and Events Committee has recommended 6 new events (8 weekly Concerts, Bingo, Ski Trip, Golf Tournament, Tennis, Haunted School), while maintaining the existing events, including the Kite Festival, Fun Run, and the 4th of July Parade.

19. Facilitate Homeowner Foreclosure Relief Workshops [C]

This is not the responsibility of public agencies, and Community Services Districts are not empowered by state code or LAFCO. However, the Board has assisted in contacting other elected officials to request assistance for the residents. The MHCS D has also helped facilitate a workshop to be conducted by Congressman Jerry McNerney on August 15, 2009.

20. Increase use of citations for CC&R violations [C]

MHCS D Staff is diligently enforcing the Master Restrictions and has increased the number of citations for MR violations. Staff has contracted for services to collect fines for MR violations, at no net cost to the MHCS D.

21. Survey residents

(a) At Community Activities/Meetings [NC]

(b) Conduct a Community Wide Survey [C]

A Board-approved Community Survey was conducted in April/May, with results made available for the annual budget workshops in May and June. However, Community Meetings were eliminated during the budget process, so no such surveys can occur during this fiscal year. There may be some opportunities to provide limited surveys at community events.

Ranking 1 (22 thru 45):

22. Establish Community Activity Committee [C]

--to Review current events and to develop recommendations for new ones

--to seek volunteers to assist in putting on events

A Recreation and Events Committee has been established. These activities will be discussed with the Committee. The use of volunteers is being investigated with respect to risk assessment and reliability, with a legal opinion in progress.

23. More visual and cultural arts [P] [WIP]

This objective will be discussed with the Recreation and Events Committee. A cultural element was added to the 2009 Kite Festival.

24. Briefing on the status and plans for development in Mt House [C] [NC]

Developers made a presentation to the Board in October discussing their future plans.

25. Community recycling and disposal location for residents [B] [NC]

This type of facility is not warranted or feasible at this time. However, Staff will review the matter at the next budget workshops.

26. Develop methods to listen to the desires of the public who DO NOT attend Board or Community meetings [P]

This objective will be discussed with the Communications Committee.

27. Develop Police Action Plan [P]

This objective will be discussed with the Public Safety Committee.

28. Establish Public Safety Advisory Committee [C]

A Public Safety Committee has been established.

29. More support for Neighborhood Watch Program [C] [P]

The Public Safety Committee has been working with the Neighborhood Watch Program and is considering an phone Alert system for suspicious activity. The MHCS D has pledged its support to the Neighborhood Watch Program in the form of allowing signs in the public right-of-way and communicating to the public, including future budget considerations.

30. Post monthly crime statistics on the website [C]

This information is now posted on the San Joaquin County Sheriff's Department website. A link to this information is on the MHCS D website.

31. Set targets for reducing crime [P] [WIP]

This is being addressed by the Public Safety Committee. The Committee recommended adding a Sheriff Sergeant to the police contract, which addition is subject to available safety funds in the annual budget.

32. Report and remove graffiti [C]

Much is being done to control and abate graffiti. This topic will be addressed by the Public Safety Committee. The Sheriff is working in conjunction with the Operations and Maintenance Department to enhance reporting.

33. Provide location for officers in Mountain House [C] [P]

The Public Safety Committee has addressed this issue. The Sheriff Deputies are in the process of moving into the MHCS D Administration Building Offices. The IT requirements are being addressed as well as privacy space.

34. Establish a Parks and Recreation Department [C]

This issue will be addressed by the Recreation and Events Committee.

35. Improve playground structures in newer parks [P]

The Recreation and Events committee will recommend new ideas. The current standards are state of the art.

36. Skate board park [NC]

The Recreation and Events Committee will be addressing this matter. In addition, the Board may want to update the Parks and Leisure Plan, based on the Committee's recommendations.

37. Establish an Economic Development Program to encourage residents to start local businesses [NC] [WIP]

The development community made a presentation to the Board in October, regarding the Master Plan element that addresses an ED program. They have committed to work with the MHCS D to work on this matter. They own the commercial land and are constantly marketing it.

38. Open MHCS D office on Fridays [C] [NC]

The Administrative Offices are now open on Fridays, which began on December 4.

39. Review CC&Rs for possible change [NC]

There has not been a Board Committee formed for Master Restrictions.

40. Workshop on what CC&R items are actively enforced and/or enforced only on complaint [NC]

There has not been a Workshop scheduled or a Board Committee formed for Master Restrictions.

41. Allow parking on Central Parkway [C] [NC]

Parking is temporarily allowed, and marked, on Central Parkway adjacent to Central Park. This temporary parking will continue until adequate parking is provided in the future phases of the Central Park development. The Master Plan calls for No Parking (permanent) on Central Parkway. There is no desire at this time to change the MP.

42. Improve response time on Request Partner [C]

The response time for handling complaints and inquiries have improved and a report is provided to the Board on a monthly basis. The Communications Committee is working on a recommendation for a replacement of the Request Partner program.

43. Increase recycling pickup to once per week [NC]

Since there would be an extra charge to the citizens for this, it is unlikely that this will be pursued. We do not receive any complaints on this matter.

44. Support Easter Egg Hunt [C] [P]

This event was addressed by the Recreation and Events Committee and it was not recommended as an MHCS D-funded event. However, the MHCS D pledged to work with any not-for-profit community programs.

45. Create Community Activities Director [C] [B]

The Parks and Events Committee has recommended hiring a person on a contract basis to coordinate recreation and events programs, which can be absorbed in the annual budget.

Ranking 0 (46 thru 60):

46. Dog park [P] [WIP]

The Board has directed a revision in the Parks and Leisure Plan to address a Dog Park. A revision to the P&L Plan and Dog Park specifications will be presented to the Board prior to the end of the fiscal year.

47. Establish a Budget Calendar and Board Review Process [C]

The Budget workshops were conducted in May and the 2009-10 Budget was adopted in June.

48. Establish and mail newsletter monthly and eliminate other mailings [C] [P]

The Communications Committee recommended, and the Board directed that the monthly newsletter be included into the utility billing envelope. Other mailings have been ceased due to budget restraints.

49. Establish Community Activity Committee [C]

- Develop recommendations for new ones
- Review prior activities

A Recreation and Events Committee has been established.

50. Briefing on Community Facility Plans [C] [NC]

The development community made a presentation to the Board in October, regarding the future community facilities. SheaMH, LLC is planning an oversized aquatic center sooner than was expected in the Community Facilities Fee program (CFF). It should be noted that other public buildings are being discussed, including a City Hall, Police Station and Library. All of these facilities are subject to an amendment of the CFF and future operating budgets to sustain the structures and use.

51. How do we address or talk to concerns raised by Community at Board Meetings [C]

The Board has been instructed on how to add items to the Board Agenda. The full Board may request most any item to be placed on the agenda. A public comment period appears on the regular Board agenda, allowing the Board to address concerns.

52. Receive periodic update on staff response to Community concerns at meetings and on Request Partner [C]

When deemed appropriate, staff is corresponding with people who address the Board. This will be an ongoing process. The Board has been updated on Request Partner, receives a monthly report, and has direct access to the summary pages.

53. Report on process for incorporation [NC]

The Board, in general, views incorporation to be premature. It has not given any direction to pursue this objective.

54. Report on status of water bill collection from vacant homes [C] [NC]

The delinquent accounts have been discussed with the Board, including the amount that go to collection. The staff is working with the banks that take over foreclosures. The Board has also adopted policies regarding amortization plans for delinquent accounts and deposits for tenants. The collections are increasing, although there is still a high percentage of delinquencies per month.

55. Review a list of projects ready to apply for Federal Stimulus Funds [C]

Currently, the MHCS D is not eligible for projects under the current stimulus plan. However, we have asked the Council of Governments (COG) and the County to allow us to participate in the programs. Staff has identified street improvements that should be eligible for funds.

56. Review list of consultants [C]

The list was reviewed at mid-year and was be addressed again during the Budget process.

57. Voter Registration forms in public places [C]

The District Counsel has opined that it is legal and proper to allow voter registration forms in the MHCS D offices and controlled facilities. Staff will allow forms to be available at MHCS D-controlled facilities.

58. Make sure fire stations are adequately staffed [C]

Tracy Fire determines the staffing levels in the fire station and the current budget has sufficient monies appropriated. The existing fire station is adequately staffed.

59. Status of leash law enforcement [C]

The Board was provided a report on the various methods of enforcing the laws.

60. Establish a Delta College Committee (2 Board Members) [C]

A Delta College Committee has been established.

Summary:

Ranking 3 (Objectives 1 thru 9)

[C] [Completed]	6	(67%)
[P] [Pending Board Committee Review]	2	1-[WIP]
[B] [Budget Related]	0	
[NC] [Not Completed]	1	1-[WIP]
Subtotal	9	2-[WIP]

Ranking 2 (Objectives 10 thru 21, plus 13(b), 13(c), 21(b))

[C] [Completed]	5	(33%)
[P] [Pending Board Committee Review]	8	7-[WIP]
[B] [Budget Related]	0	
[NC] [Not Completed]	2	
Subtotal	15	7-[WIP]

Ranking 1 (Objectives 22 thru 45)

[C] [Completed]	13	(54%)
[P] [Pending Board Committee Review]	5	2-[WIP]
[B] [Budget Related]	1	
[NC] [Not Completed]	5	1-[WIP]
Subtotal	24	3-[WIP]

Ranking 0 (Objectives 46 thru 60)

[C] [Completed]	13	(87%)
[P] [Pending Board Committee Review]	1	1-[WIP]
[B] [Budget Related]	0	
[NC] [Not Completed]	1	
Subtotal	15	1-[WIP]

All Rankings Totals (Objectives 1 thru 60, plus 13(b), 13(c), 21(b))

[C] [Completed]	37	(59%)
[P] [Pending Board Committee Review]	16	11-[WIP]
[B] [Budget Related]	1	
[NC] [Not Completed]	9	2-[WIP]
Total	63	{including 13(b), 13(c), and 21(b)}
	13	(Work In Progress)

Board of Directors

December 9, 2009

Page 10 of 10

With less than 50% of the Fiscal Year elapsed, the Board has completed greater than 50% of their objectives, and another 25% are Pending Board Committee Review. It is estimated that only 10% will not be completed by the close of the fiscal year, for various reasons. Considering the fact that there are an unprecedented number of objectives, due to the aggressive work ethic of the First Independent Board, the achievement to-date is fairly remarkable.

Respectfully submitted,

Paul M. Sensibaugh
General Manager

c: District Counsel