

**DRAFT Minutes for County Service Area Advisory Meeting
Sept 15, 2011, 6 PM
Wild Wings Golf Clubhouse**

CALL TO ORDER

The meeting was called to order by Georgia Cochran. Committee members present were Scott Picanso, Doug Williams, Don Bain, and Rod Shaffer. Others included Yitzhak Gilon, Cal Am Water, John Bencomo, Yolo County and members of the Community.

PUBLIC COMMENT

To be taken during agenda items.

MINUTES

July, 2011 minutes and August, 2011 minutes approved, moved, seconded and passed unanimously.

OLD BUSINESS

Discussion about parcel behind Hole #4, adjacent to homes backyard, being potential site for park. This needs more discussion and to be agendized for October meeting.

1. LAFCO MSR/SOI: Bencomo talked about there being a combined draft letter that included concerns about the County. Want to direct the concerns to the County rather than to this entity. A letter will be addressed to the County, at the suggestion from LAFCO.
2. Sludge Press update: None.
3. Water equipment repairs: Yitzhak reported that the second check valve has been installed on the Booster pump at Pintail, so both wells have been addressed with the check valves.
4. Odor issue update: Yitzhak brought in Odor specialist, Brown and Caldwell, Dave McEwen, proposal was submitted for \$42,000. McEwen stated that odor science is an established procedure, starting with odor assessment. Field data gathering, using hand-held instrument to measuring primarily H₂S. Can be measured to 1 ppb with instrument, odor can be detected @0.5 ppb. Sludge press will emit different compounds, primarily ammonia, using capsules that turn color. Another procedure is to take a 10 liter sample bag of the air and send it to an odor panel to be analyzed. Dispersion modeling is next done to see whether odors actually reach the houses. It may not be necessary to do this part. An odor reading of 5 means the air must be diluted 5 times to achieve no odors. Last, take all information and make recommendations of how to reduce and /or eliminate the odors. Bencomo suggested vegetation to break up odors. Calm wind condition may be worst time, with small wind to bring odors to homeowners. High wind is less of a problem. Pam K. asked if the budget could be reduced. Georgia wanted clarification whether work could be limited when the odor was identified before other work was done. McEwen said that data had to be gathered, sent to labs and analyzed. Taking samples may be necessary from more places that specifically where odors have been previously noticed by

homeowners. There were public comments on other, outside odors, i.e. dairy farm, fertilizer application, etc. Don suggested having specific people in community take odor samples. Pam K. insisted that odors have been occurring long term at specific locations. Georgia said that it is important to do the study scientifically so that there is an objective effort. McEwen said that air samples will be sent to a lab to be analyzed by a Gas chromatograph. He said that there is also a portable data logger that takes H₂S reading every minute and stores it. Yitzhak asked if there is a way to mitigate or mask the odor. McEwen said that it is possible to mist a masking agent into the air to cover up the odor. Dublin has system that puts an overall masking agent into the air when complaints are made. There were questions about how to activate the odor masking agent, whether automatic or manual control. Pam asked about the sewage treatment process at the EQ tank. Yitzhak said that O₂ is fed into the tank to stimulate the bacterial organisms that treat the sewage. Rick said there are flow issues, namely start and stop as compared with continuous operation. Early morning is when the odors are most noticed. McEwen said meteorological conditions are most conducive for odors in early morning. Some work was already done in cleaning out the EQ tank, and odors were reduced for a time. Yitzhak said that lowering and raising levels in lagoon may cause odors.

Scott asked what are the first steps need to be done. Georgia said that a scientific study needs to be done. Low flow may be the issue. Georgia getting hit with outside complaints and thinks something must be done. She suggests that odor study must be done to prevent possibilities of legal action. McEwen suggested that an Odolog, specifically for H₂S be put up near EQ tank to document whether odors are detected. Rod suggested that we are responding to specific complaints, and possibility mitigating lawsuit potential. Scott asked McEwen to get costs of Odolog and put into place, not to include lab analysis. McEwen can get costs of the Odolog by next week, field testing only for the H₂S, present to CSA and make a decision. Yitzhak said Brown & Caldwell is under contract with Cal Am, and can move quickly to get work done. May meet next week to make decision.

5. Capital improvement budget was \$16,125 for new pump with speed control and VFD. Pump without speed control, but with check valves was ~\$15,000. Arsenic work will start next week, Kirby pump, which can also do the pump replacement. Yitzhak recommends the Kirby estimate. Study on the capacity to utilize the flows, and get more efficiency from the pumps. Rod suggested that PG&E may have rebate program to reimburse part of cost, check with Barbara Butterfield in Woodland PG&E. Rick suggested a different strategy using different pump set-up. Yitzhak prefers the pump with speed control, VHD. The combined total for arsenic work and booster pump would be approximately the same as total original arsenic estimate. Combination of arsenic treatment: \$12,413 and Fresh water booster pump: \$16,125, both by Kirby Pump. Need to approve this item. Some items on list were approved, and some not approved. Scott moved to approve fresh water booster pump, not to exceed \$16,125, to be paid for out of savings from arsenic budget. Passed unanimously.

Arsenic work update per Yitzhak, pipes have arrived, work will proceed next week.

6. Storm water update. Bencomo reported that County counsel stated that HOA is responsible for storm drains inside the development, and CSA responsible for drains within the golf course area. Rick handed out response to letter, August 6, 2011, that spells out specific responsibilities, see attachment. Need to get MOU, which will be drafted by County Counsel's office.

7. Golf course update and Measure "O" assessment to homeowners. Bencomo said the amount would be \$1492/household, same as last year. Bencomo met with Mark and Don Re request

from Kemper for more funds. Surprised that request was made. Bencomo tried to impress that Wild Wings want to work with Kemper, and get the budget balanced. End of 5-year contract is when residual taxes will be paid for, light at end of tunnel. Want to have meeting with all residents, Kemper to give comprehensive report to where they are going and how they are doing. No negligence on part of Kemper sports, there are many challenges that everybody faces. In short, will need to increase the assessment, since present assessment has already been established.

Will need to have a mid-year assessment to keep Kemper viable. Discussion about viability of the golf course. Discussion about what the fee will be \$1492, or \$1700, which is maximum. At the end of 5 years, the back taxes will be paid off, which reduces the fee by ~\$200. Georgia wants better information from Kemper about the state of the golf course. Scott said in the meeting next month, they will get Kemper to get their budget in order, revise projections for next year. Next golf course meeting is October 4st. Pam wants to discuss alternative to golf course. Lois wants better numbers from Kemper on golf course budget. Rick wants substantiation of what the assessment consists of. Rod suggests getting district water at lesser cost than using our own water. We would like for Kemper to present report at a future public meeting.

FUTURE AGENDA ITEMS:

Next meeting scheduled for October 13, 2011

1. LAFCO - closure
2. Storm Water Update - determination from County Counsel and action items determined
3. Odor Issues - Review of options
4. Updates/Reports: water balance reports which have not been received recently from CalAm; would also like to schedule the Sludge Press Update to coincide with the months in which we get a water balance report.
5. Annual Water Usage Reports - July-August reports were mailed, but residents have not received their annual statements
6. Capital Improve Budget Proposal, follow-up to booster pump and arsenic expenditures.
7. Arsenic Remediation Update
8. Golf Course Update
9. Potential park location behind hole # 4.

The meeting was adjourned.

Minutes submitted by Doug Williams, Secretary