

North Davis Meadows
County Service Area Advisory Committee #10
Meeting Minutes
May 23, 2017

Meeting Attendees include: Beth Gabor, Supervisor Don Saylor, Tom Stevenson, Kathy Greenhalgh, Yashavant Kulkarni, Tara Thronson, County Administrator Patrick Blacklock, Alan Mitchell of Ponticello Enterprises

1. The meeting was called to order by Kathy Greenhalgh at 7:05pm.
2. Tom moved and Yashavant seconded that the agenda for this meeting be approved. The motion passed unanimously.
3. Yashavant moved and Tom seconded that the minutes from 6/16/16 be approved. The motion passed unanimously.
4. It was noted that the NDM CSA is in need of two members for the advisory committee. An informational sheet was circulated.
5. Public Comment- A neighbor asked if the mailbox issue in NDM 1 would be discussed. Mailboxes are not of the scope of service for CSAs. A neighborhood meeting was held following the CSA business meeting to discuss possible solutions.
6. Supervisor Saylor commented about the long service that Bonnie Wolstoncroft provided to the CSA and all showed appreciation for her service of many years.
7. Supervisor Saylor said that there have been issues with management of CSA's. The issues have been identified and county staff has addressed them.
8. County Administrator Patrick Blacklock said that the county had not been performing at the level wanted for overseeing CSA's. Last July, CSA management was moved from Planning and Public Works to the County Administrators Office. Beth Gabor, a seasoned of manager, was assigned to overseeing CSAs. Beth was given the resources needed for the NDM water project. It was determined that the water project lacked adequate project management, so Ponticello Engineering was hired at the expense of the county. Other needs identified for NDM were a capital improvement plan, long term financial plan, transparent financial reporting , and looking into partnering with other agencies to provide services.
9. Alan Mitchell of Ponticello Enterprises is the Project Manager for the CSA Water Project. He gave details about the water project. Those details are as follow.

- West Yost (Design Engineers) will be giving 65% plans by the end of May. This information will be reviewed by the county and city.
- Cost estimates based on 65% plans will be in June 2017. That cost information will be shared with NDM residents.
- We will be pursuing a combined SRF (State Revolving Fund) planning and construction loan that has a 30 year term. Previously, NDM passed a Prop 218 for a 20 year SRF loan to cover planning costs. However, planning loans can only have a term of five years. The county will loan NDM the money needed to cover planning costs, in the interim.
- 100% Plans will be in September 2017.
- Prop 218 election will be in October 2017.
- Application to SRF in October 2017.
- Plans will go for Bidding around March/April 2018 with 60 days firm price stipulation
- Hope to get final decision from SRF in those 60 days period for the 30 years loan
- Construction start in Summer of 2018.

9. Beth distributed two handouts, one outlining NDM CSA Water and Sewer Services and a second illustrating the Financial History for our CSA (2011-2017)

10. Beth reported that our Prop 218 will need to be changed, due to the Planning Loan being written for 20 years, instead of five. NDM residents have paid one year of the 20 year term planning loan. This amount will be paid again this fall. The amount paid in 2017 and 2018 will be factored into the new Planning and Construction loan.

11. Beth said that there have been problems with the service that Roto Rooter has provided for NDM grinder pumps/electrical stations. She worked with Signa Mechanical, the grinder pump supplier, to have all the grinder pump systems evaluated. A list of urgent and recommended fixes was determined. Urgent fixes will be addressed. NDM neighbors will be educated about their grinder pump systems.

12. Beth shared that the NDM sewer fund has been borrowing from the county for five years. There is currently a deficit of \$92,000. The plan with Signa Mechanical, to get the grinder pumps systems healthier, should help to control operating costs. However, we need to repay the county for our deficit. When the

water project is built out, we will be direct billed for sewer. This will allow us to recoup the \$92,000 in one year. For one year, NDM residents will have a double payment, paying the annual CSA fee for City Sewer Service, as well as the monthly Davis sewer charge.

13. Beth Gabor went over the time line for the Water Project. She answered questions about the relationship between the County and the City of Davis. Potable water will be billed by Davis and as such will have to be paid to the City. Landscape water bill will be part of CSA charges,. The County has a “Will Serve” agreement with the City and is working on a Water Service Agreement.

14. Tara gave information about the Broadband Project. Tara Thronson shared that two responses were received from the Request for Interest (RFI) that was put out by the county. Omsoft and Comcast responded. Omsoft showed interest in having the neighborhood pay for all costs associated with the broadband conduit/wiring and engineering. They proposed that the county then manage the service. This is not economically feasible. Comcast said that they could design, engineer and bring service to the NDM community, at their cost, if open trenches are available. The county will now put out a Request for Proposal (RFP). Tara said the Broadband project is not a “slam dunk.” There are issues that need to be worked out. There is a separation requirement for the distance between the water pipe and broadband conduit, that needs to be worked out with the City of Davis. Which areas will be trenched or bored for the water line needs to be looked at, in how it relates to the possible broadband conduit. There are significant additional costs associated with making the water pipe trench large enough to accommodate broadband conduit.

13. Public Comments : Question was raised about the Binning Track community joining in NDM water and sewer project. Answer to that was the Binning Track will not be joining in since they have their own water and sewer (septic tan) systems.

14. There were no more public comments or questions raised

The meeting was adjourned by Kathy Greenhalgh at 8:10 p.m..