

NORTH DAVIS MEADOWS COMMUNITY MEETING MINUTES

September 13, 2017

1. Supervisor Saylor summarized the purpose of the meeting:
 - Review the water project and present three scenarios that highlight fire service.
 - Discuss what can be funded under a low interest state loan.
 - Communicate risks to neighbors and how the community wants to deal with them.
 - Present data so neighbors can make an informed decision.

2. Beth Gabor, Operations Manager for the NDM CSA, shared that:
 - All the information shared at the meeting will also be mailed and available online.
 - There will be a survey to determine the direction that the neighborhood wants to go.
 - The engineering for our water project kicked off in December of 2016.
 - We were about to go to a Proposition 218 election for the water project, when the new Fire Chief for Davis reviewed the project and raised serious concerns about reliable fire flow.
 - This led to reviewing the project to look at other liabilities more closely, in particular, the status of the current wells and needs for future wells.
 - Water fees for the City of Davis aren't as high as previously predicted due to a different rate structure. Rates are no longer tiered.

3. Alan Mitchell, of Ponticello Engineering, reviewed three different scenarios for solving the NDM water problem. He reviewed Pros and Cons. This information was provided for neighbors on a handout and will be mailed.

4. Chief Arbuthnott, the new Fire Chief for the City of Davis, with 36 years of experience shared:
 - He has considerable experience with small fires that start small and can devastate a full community. One house can catch fire and spread to multiple homes. We depend on the Fire Department to keep it small.
 - Fire is fought with reliable water.
 - Currently, he doesn't know if NDM hydrants have been tested or if the hydrants provide adequate flow.
 - When a call comes in for NDM, a 3,000 gallon tanker is sent, if it is not already in use.
 - Scenario 2 provides a consistent, reliable, maintained and tested source of water for fire fighting. Scenario 3 is doable.
 - Scenario 1 is not good. It does not provide the needed reliability and currently lacks adequate flow (note-based on information provided by well engineer Larry Ernst from Wood Rogers).

5. Supervisor Saylor shared that NDM is outside city limits, in the Springlake Fire District, and contracts with the City of Davis. The City responds as though we are in a rural area.

6. Stan Gryczko, the City of Davis Assistant Public Works Director, discussed our existing well system.
 - Well 1 is 30 years old. The tank and fire booster pumps are located at the Well 1 location.
 - Well 2 is 20 years old. It has a variable drive that provides water, on demand.
 - The electric equipment and controls for Well 1 have reached the end of their useful life. The well is pulling sand, which is not good.
 - If NDM uses the well for just irrigation, the issues with Well 1 and equipment remain. Equipment and possibly Well 1 are in need of complete replacement.
 - There have been issues with subsidence for both wells.
 - Using the wells for fire flow as well as irrigation brings in the need for robust controls to assure the water is there, when needed.

7. Stan reviewed Page 4 of the handout, which illustrates water usage in NDM (average over multiple years) to water usage in El Macero, Willowbank and the City of Davis.
 - Under Scenario 2, water use in NDM is expected to come down, when homes are individually metered and owners control their own use.
 - There are likely leaks in the neighborhood, which are hard to spot when metering is not used.

8. Beth Gabor shared that costs are higher in years 1-4, for Scenarios 1 and 3, due to the cost of the home to street connection (\$800,000) being ineligible for SRF-low interest financing. The County can loan us money for ineligible costs, at a low interest rate, but it must be repaid in four years.

- In addition, Scenarios 1 and 3 have unknown costs to repair/replace the well(s). These costs are **not** eligible for the low interest state loan.
- For Scenario 1, the current wells and infrastructure are not at a level to meet fire needs. Updating the system, if well replacement is needed, could cost from 3.5 to 5.5 million dollars. These costs are in addition to the project cost and would not be eligible for a low interest loan.
- Scenario 2 gets NDM out of the “well” business.
- For Scenario 2 our wells will eventually have to be decommissioned. We could potentially use low interest loan for this cost.
- Some costs of the project for Scenario 2 could be offset by selling the NDM 1 lot where the well/tank are located (neighborhood park lot). This would only happen, if agreed upon by NDM 1 residents.

9. Kathy Greenhalgh, of the NDM Water Project Subcommittee, shared that:

- When the scenarios were looked at several years ago, the full connection to Davis (Scenario 2) was projected to need a 1.5 inch connection. This significantly impacted cost (\$30,000 per household for just the connection fee). Currently, it has been determined that a one inch connection will be sufficient. This makes Scenario 2 much more affordable. In addition, NDM was told that for Scenario 1, a ¾ inch connection should be sufficient. Due to the fact that NDM has in-home sprinklers, a one inch connection is needed, significantly raising the cost of Scenario 1.
- NDM wells are going to need expensive rehab or replacement for Scenario 1. It might reach the point where the capital costs for this, which will have to be bonded, will not equate to cheap irrigation water.
- NDM uses a large amount of water. Leakage may be having an impact.
- Lush, green lawns are not the direction that CA is going. This might be the time for neighbors to consider other options.
- Her opinion, after many years involved with the water subcommittee, is that Scenario 2 is the best option.
- The neighborhood needs to have a safe water supply. Water problems are impacting the selling of homes. Deals have fallen through.
- A tremendous amount of work has gone into getting information together for residents. Beth is a “get it done” person, who has been a huge help. She sees the county staff as looking seriously at all the options and not trying to push one scenario.
- Scenario 2 is less complex than the other two scenarios, which could lead to additional bids. This is a concern because there will be a several month time period between receiving neighborhood approval for the estimated project cost, allowing time for the state to approve the loan and going out to bid. Kathy asked Alan to explain this further.

10. Alan Mitchell shared that contractors are busy. They will be less likely to bid on a project that has unknown complications such as those that can arise for the “home to street” connection. Installing a plumbing line from Davis to NDM (Scenario 2) is a straight forward project that may attract more bidders. Potential unknowns add to the bid price.

11. Discussion- A number of questions were asked by neighbors. These were recorded and the answers will be shared as much as time and resources permits.

12. Actions-

- Information will be added to the NDM website to include: Fire Analysis Report, 9/13 document from Wood Rogers outlining fire flow requirements, NDM water usage by year.
- More information about city water rates and increases will be added to the handouts.
- Current fire hydrant testing protocol will be looked into.
- Neighbors will be surveyed regarding the Scenarios that were presented.
- To the best of the County’s ability, questions asked during the Community Meeting and following, will be answered and posted online.