

North Davis Meadows
County Service Area Advisory Committee #10
Meeting Minutes
February 1, 2018

Committee Present: Tom Stevenson, Kathy Greenhalgh, Yashavant Kulkarni,

Presenters: Beth Gabor, Yolo County Manager of Operations & Strategy; Yolo County Supervisor Don Saylor; Tara Thronson, Deputy to Supervisor Saylor; Alan Mitchell, Ponticello Enterprises, Doug Dove & Abigail Seaman, Bartle Well Associates, Mitch Sears, Valley Clean Energy, Stan Gryczko, City of Davis Asst. Public Works Director/Operations; Patrick Sandholdt, City of Davis Fire Marshal

1. The meeting was called to order by Kathy Greenhalgh at 7:05pm.
2. Tom moved that the agenda for this meeting be approved. The motion passed unanimously.
3. Tom moved that the minutes from 5/23/17 be approved. The motion passed unanimously.
4. Mitch Sears with Valley Clean Energy (VCE) gave an overview of their program to provide cleaner energy and competitive rates to Woodland, Davis, and unincorporated Yolo County. Residents will be automatically enrolled but can opt out for free. Four opt out notices will be sent. VCE will offer two programs of energy supply: "light green" and "ultragreen". PG&E will continue to provide transmission of power and maintenance. They will also continue to do the billing. A pamphlet about the VCE program was distributed.
5. Supervisor Saylor shared that the county office at 600A Street in Davis will be used to house Health and Human Services, starting this July. The Board of Supervisors will meet on February 6th to approve a tax on cannabis. Neighbors, who wish to know what the Board of Supervisors is considering, can provide their email address, to receive updates.
6. Beth gave an overview of the history of the NDM Water project. She noted that as we were close to end of design for the dual use system, issues with fire protection arose. Scenarios were reviewed and neighbors were surveyed. An overwhelming majority of neighbors were in favor of a connection to the City of Davis for all water uses. Engineering for the full connection has now been concluded, as well as a rate study to determine estimated cost for the project. Proposition 218 proceedings have been launched to increase fees to repay a loan for engineering and construction costs. The County will be applying for a low interest State Revolving fund loan if the proposed rate increase is supported by neighbors.
7. Alan Mitchell with Ponticello said that the water project is at the 100% design phase. The supply line from Davis was upsized from our previous design of 14 inches to 16 inches to accommodate irrigation and fire flow. We will primarily be using existing pipes in the neighborhood; some pipes need to be upsized to 8 inches to meet code for the fire hydrants. Alan shared a map of the proposed piping (Note: this map has been posted on the NDM website). The engineer's estimate for the project is 17.6% higher than the rough estimate

neighbors saw in September. Alan said that it is important to have a very conservative estimate for our loan application. We have to get our loan approved before going out to bid and do not want to end up with bids that come back higher than the amount that has been approved for our State loan. It can take up to 6-8 months to get a State loan approved. He is hopeful that we will have our loan approved this fall, and as such will plan to go out to bid in August. A construction management firm will be hired to oversee our project. Alan mentioned that areas needing trenching for new plumbing will be patched, but the roads won't be fully repaved. There will be "wear and tear" from the construction project that could further degrade the streets.

8. Bartles Wells Associates shared that NDM will be applying for a low cost State loan with an interest rate of 1.8% for 30 years. State aid comes in the form of a loan, not a grant, as grants are for disadvantaged communities. The total cost of the project is estimated to be 8.25 million dollars. This cost will be the responsibility of the 95 property owners in the neighborhood. The Davis Municipal Golf Course will pay its fair share. Neighbors will pay for the project as part of their property tax bill, if the fee increase is approved. The project cost includes a capacity charge to the city of Davis. This charge is the same charge that all new homes in Davis must pay to connect to the water system. The maximum that the project is expected to cost NDM homeowners is \$4,157 annually for 30 years. Hopefully, the actual cost will be lower than the engineer's estimate.
9. A breakdown of project cost increases from the rough estimate seen in September was distributed to attendees. Neighbor John Steele feels that the contingency should be going down, not up, and is concerned about the one million plus price increase that has happened in the past four months. He said that a higher contingency should have been used back in September.
10. Supervisor Saylor shared that the construction market is heating up and the hot market was not as clear last September. He expressed concern that if the loan from the State is not sufficient to cover actual costs, then the neighborhood will have to go back and try to get the loan approved again for an increased amount. It is important to be sure there is enough money to cover costs. The entire loan capacity does not need to be used. On March 20th, we will know if the neighborhood wants to go forward with the project. Supervisor Saylor did stress that NDM has incurred costs as a result of design, environmental work, easement work, and staff time for the project. These costs must be paid by the neighborhood regardless of the outcome of the Prop 218 proceedings. If the project goes forward, these costs will be rolled into the planning and construction loan.
11. John shared that he believes when government is involved there is limited accountability in big projects and costs skyrocket. Supervisor Saylor recommended having community oversight of costs. Stan Gryczko shared that the City did not take the full amount of their State loan for their sewer project.
12. Use of Point of Use Systems was discussed. It was shared that under current rule making, POU is only allowed on a temporary basis until a more permanent solution can be found. There is an income criteria and POU must have a monitoring system.

13. Concern was raised about Davis water rates. It was asked how the \$3,600 estimated rate for NDM was determined. Stan said that the 13% increase for this January was included in the estimate. A 9% increase is anticipated for 2019. The last Prop 218 proceedings for Davis approved these increases and any future increases must be determined by a rate study. Following that, any increases go through the Prop 218 process.
14. Resident Melissa Thorme, who is an environmental lawyer, shared that new Point of Use Regulations are out for Public Comment and that there will be a State Water Board hearing. She discussed a program called CV Salts, which requires those who caused aquifer contamination to help mitigate a solution. She believes this could be a possible source of grant funding. Currently, NDM is a Priority 2 for potential grant funding. Since the meeting, Melissa has indicated she will write a letter requesting that we be moved to Priority 1. Melissa would like to see the Binning Tract included in plans for safe, clean, drinking water.
15. Stan shared that the City is deliberately not upsizing the proposed water pipe to NDM, beyond what has been modeled to supply the neighborhood. There is no plan to provide for additional developments. If Binning wishes to join the system, in they future, the main would have to be upsized or a “loop” system installed. To date, Binning has indicated they are not interested.
16. A neighbor expressed concern about the amount of chlorine in the water in Woodland. Stan explained that, initially, the concentration of chlorine had to be sufficient to provide a certain concentration throughout the system. Once this was achieved, the chlorine concentration was reduced.
17. The Davis Fire Marshall reported on pressure testing that was done in the neighborhood. He shared that in some locations the coefficient used for calculations couldn't be used, as pressure was so low as to be off the charts. Results of the testing are now available on NDM's website.
18. Public Comment: Melissa Thorme expressed concern about the chip seal that was done to Road 29. She said the pavement striping is hard to see at night. Supervisor Saylor said that he is aware of complaints and would be addressing this when the final approval for the project comes up.
19. The meeting was adjourned by Kathy Greenhalgh at 8:50pm.

A Community Meeting was held following the County Meeting.

1. Broadband - Tara Thronson shared that two bids were received in response to the County's Request for Proposal. These bids required NDM residents to cover infrastructure costs. The committee (Tara, Yashavant Kulkarni, Davis Campbell) is talking with other providers and feel that there are a couple of other viable options. The Binning Tract is being included in the discussions.

2. John Steele discussed the improvements that he has overseen for the NDM 1 mailboxes. He said that \$850 was left over from the project and proposed that this money be put towards repairing the mailbox station's roof.

Minutes submitted by Kathy Greenhalgh