

June 1, 2021

## Wild Wings County Service Area

Simply put, the Wild Wings Home Owners Association believes that a Community Services District, managed and directed by members of the community, would be a vast improvement over the current CSA. As a CSD, the community would have a vested interest to effectively manage the CSD. Under Yolo County, sewage rates have increased over 100% in the last three years. A directly elected Board would be accountable to the ratepayers, a process that currently does not exist.

Yolo County assigns a manager (with no special skills or education) to direct the CSA. There have been four managers directing the Wild Wings CSA since 2016. The current CSA utilizes two contractors (*SUSP* for water & sewer and *Kemper* for golf) to perform all the functions except billing. We believe an active Board could easily provide direction and continuity to these vendors, far better than Yolo County has shown. We also believe that a CSD can provide the same or better level of service at the same costs as Yolo County currently charges and will submit a pro-forma budget after completion of investigating current spending.

The Wild Wings HOA filled a lawsuit against Yolo County and the utility operator in January 2019 following the failure of the Waste Water Treatment Plant WWTP in 2017. The HOA feels that the failure of the WWTP was foreseeable based on a history of poor management and control by the County. The Wild Wings Community has been forced to pay over \$1.4M in repairs as a result of decisions made by Yolo County and National O&M (operator). Yolo County refused to hold National O&M responsible for their actions, instead blaming a lack of redundancy of WWTP system. The HOA believes there is no basis for this claim as the system had operated successfully for 13 years with many instances of repairs & service, and the County itself had accepted the WWTP system from the developer in 2004, without any reference to a lack of redundancy and no operator prior to 2017 claimed issues with the system design.

As part of the litigation (1), Yolo County has agreed to the HOA request to fund an independent review of the CSA and pay for any costs associated with formation of a CSD, assuming LAFCo approves such a change. The HOA is continuing their lawsuit against National O&M & EEI for damages as a result of the 2017 WWTP failure.

Yolo County has managed the CSA for 17 years and collected over \$1.2M in fees from ratepayers. Wild Wings amounts to 68% of all CSA spending according to County records (Nov 20-21 actual). The County wants Wild Wings to support the other CSA's. Only Yolo County has profited from this arrangement. The County has no vested interest in providing services as efficiently and effectively as possible. As long as there is no impact to the General Fund, County Staff has seen fit to waste Wild Wings residential taxes as they relate

to the CSA. They (County) have failed miserably to adequately manage the CSA and there has been virtually no accountability over the years. It took the Grand Jury in 2016 to force changes to operations of the CSA, community involvement through the Advisory Committee did nothing.

County has covered up these issues for years and LAFCo has relied heavily on input from County Staff, not service complaints from the community when doing their reviews.

We believe that an objective review of the Wild Wings CSA will show that Yolo County is incapable of managing the CSA. Over 17 years the County through incompetence and lack of accountability, has shown itself unwilling to represent the needs of the community. Investigation will show instance after instance where it was a member of the community that had to identify an issue or problem, not the County. We believe a directly elected Board, accountable to the community as a Community Services District is the best approach going forward.

We ask LAFCo for an objective review, without influence from County Staff, who we believe have a vested interest in keeping Wild Wings a CSA. The Board of Directors and membership of the HOA endorses converting the Wild Wings County Service Area to a Community Services District.

## Issues & Problems

### 1) Lack Of Accountability

- a. Catastrophic Failure Of WWTP in 2017 Due To Actions By County & Operator (National O&M)
- b. County Released Operator From Liability When National Threatened To Sue County **(2)**
- c. Wild Wings HOA Lawsuit A Result Of WWTP Failure And Subsequent \$1.4M In Damages To Community **(3)**
- d. Residents Forced To Pay 100% Of Repairs Resulting From WWTP Failure / No Cost To County
- e. Cover-Up Of Issues To LAFCo During MSR's

### 2) Incompetence

- a. Failure To Read & Understand Contract Provisions – SUSP Fee Increase
- b. Failure To Insure Water Meters Are Correctly Read
- c. Failure To Charge Additional Fees To Homeowners Who Overuse Water
- d. Failure To Insure Water Balance Report Is Done At Least Quarterly
- e. Failure To Identify & Charge HOA For Water Usage
- f. Failure To Prevent WWTP Failure

### 3) Gross Mismanagement

- a. Requests Made For Updated Engineers Report Beginning In 2010
- b. Took 14 Years For Updated Engineers Report / Not Done Until 2018 **(4)**
- c. Lack Of Engineers Report Delayed Adequate Funding Of Maintenance Projects
- d. Allowed Operator To Delay Or Cancel Necessary Maintenance Work Leading To WWTP Failure
- e. Failure To Implement Collection Of Arsenic Fees until 2015
- f. Failure To Provide Adequate Amount Drinking Water, Wells Need To Be Lowered

### 4) Breach Of Fiduciary Responsibility

- a. History Of Ongoing Issues / Website Not Current
- b. No Reported Actual Spending For Last Fiscal Year (2019/2020)
- c. Last Annual Spending Report On Website Is 2018/2019 **(5)**
- d. No County Audit Of Spending
- e. Actual Spending v. Budget Plan Not Aligned
- f. Recent Fee Increase To SUSP (Utilities Operator). Error Was \$21,000 **(6)**
- g. No Reserve Study Ever Done For Sewer Assets To Determine The Base After 2017 Failure Of WWTP. Community Has Requested Study On Several Occasions
- h. No Reporting On Percentage Reserve Funded v. Asset Base
- i. Cavalier Attitude When It Comes To Spending Ratepayer Funds
- j. Not Holding Vendors Accountable To Performance Or Service Guarantees / Warranties (water meters)
- k. Not Holding National O&M Responsible For 2017 WWTP Failure

**5) Grand Jury Report (2016)**

- a. Unresponsive Community Complaints Prompted Inquiry
- b. Scathing Report On Management & Operations Of CSA (7)
- c. Community Complained For 10 Years About CSA Manager
- d. Grand Jury Report Forced County To Replace CSA Manager & Move Accountability To Another Department
- e. Many Other Issues Regarding Communications & Co-mingling Reserve Funds

**6) Prop 218 Election – June 2018**

- a. County Used Scare Tactics To Determine Outcome / Porta Potties In Backyards
- b. 140+ Voters Voted No (About 75% of total vote in favor of rejection)
- c. Minimal Info Provided By County Prior To Vote / No Town Hall Meetings
- d. Text Of 218 Notification Purposely Minimizes The 112% Rate Increase For Sewer (8)
- e. County Told Residents That \$450,000 Would Be Borrowed From Water Fund, Then Repaid To Cover WWTP Repairs
- f. Actual Cost For Repairs >\$1.4M
- g. Cover-Up By County Of Poor Maintenance Practices & No Oversight
- h. County Blamed Problem On Lack Of System Redundancy / Not True
- i. No Tracking Of WWTP Expenses Until Request From Community
- j. Loan Repayment Not Entered Until 2020 After Community Inquiry

**7) Not Addressing Conservation Measures Adequately**

- a. No Enforcement Of Overwatering
- b. Failure To Consider Incentives To Reduce Water Consumption During Drought

**8) Storm Water Collection**

- a. Refusal To Have LAFCo Change CSA Designation To Include Storm Water After Acquiring Golf Course (9)
- b. Failure To Provide Ownership Or Control Over Parcel ADB

**9) Management Turnover**

- a. 4 Managers in 5 Years
- b. No Continuity Of Managers Or Administration
- c. No Special Skills Of CSA Administrators
- d. Management Of CSA Has Shifted From Public Works To Administrators Office To Community Services Over 17 Years

**10) Arsenic Debacle**

- a. Community Requested For Years That Funds Be Collected (10)
- b. County Ordered By State In 2009 To Develop Implementation Plan (11)
- c. County Was Presented In 2012 Various Options For Arsenic Treatment With Pilot Plant Cost Estimated At \$20,000 v. \$300,000 Actually Spent (12)
- d. RFP For Arsenic System Created In 2012, CSA Did Nothing Until 2019 (13)
- e. State Water Quality Control Board Had Agreed To Program Designed To Test Arsenic Levels While Operating Pintail Well (2012)
- f. County Waited Until 2015 To Begin Collecting For Arsenic Treatment
- g. Have Spent Over \$300,000 For Engineering & Studies. No System Operational Today (14)

## 11) Golf Course

- a. Failure To Hold Kemper Accountable For Low Levels Of Play Prior To Covid-19
- b. Failure To Hold Kemper Accountable For Failing To Meet Income & Expense Projections
- c. Failure To Have Open Bid On Renewal Of Golf Course Contract
- d. Failure To Hold Golf Course Accountable For Water Use / Conservation, Including Ponds
- e. Failure To Investigate Cost Savings Opportunities Within Wild Wings
- f. Failure To Reduce Measure O Costs Below \$1,700 max

## 12) Lack Of Preparation

- a. Wells Not In Proper Condition For Drought

## 13) Poor Communications

- a. Website Not Current
- b. Historical Spending Missing

## 14) Failure To Plan

- a. Lack Of Forward Thinking
- b. No Strategic Plan

- COUNTY ADMINISTRATOR
  - + County Administrator Divisions
  - + Budget & Finance
  - + Yolo County Sustainability
- County Service Areas (CSA)
  - CSA Meeting Calendar
    - + Dunnigan CSA
    - + El Macero CSA
    - + Garcia Bend CSA
    - + North Davis Meadows CSA
    - + Snowball CSA
  - Wild Wings CSA
    - Wild Wings Golf Club
    - Wild Wings CSA Charges
    - Wild Wings CSA Financial Information**
  - + Willowbank CSA
- Clarksburg Lighting Assessment

Government » General Government Departments » County Administrator » County Service Areas (CSA) » Wild Wings CSA »

## WILD WINGS CSA FINANCIAL INFORMATION

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Yolo County is committed to financial transparency. Guided by the principles of operational excellence, the Department of Financial Services is currently working on several initiatives to ensure that relevant and meaningful financial information is available to County staff and the public. One such initiative is the use of technology and web-based tools to provide financial data in a format that is more user-friendly and understandable than standard spreadsheets or financial reports. To this end, Yolo County has partnered with OpenGov to develop an online financial transparency portal where users can view County financial data through an interactive graphical interface.

- To view Wild Wings CSA information via this tool, click this [OpenGov link](#)
- In left-hand menu select **County Service Areas**
- Select **Wild Wings**
- Select service of interest, i.e. Water Operations
  - Choices to filter and view data can be found in the left-hand menu
  - Summary and transactional data can be found below the chart

More information related to OpenGov is available on the OpenGov portal. Meanwhile, while the system is still under development, select reports below for additional budget and fund balance information.

[Wild Wings CSA 2019-20 Budget](#)

[Wild Wings CSA 2018-19 Quarterly Financial Report](#)

[Wild Wings CSA Water 2017-18 Quarterly Financial Report](#)

[Wild Wings CSA Sewer 2017-18 Quarterly Financial Report](#)

[Wild Wings CSA Golf 2017-18 Quarterly Financial Report](#)

[Wild Wings CSA Actual-Budget 2016-2018  
County Financial Reports](#)