

Minutes of North Davis Meadows County Service Area Advisory Committee

May 25, 2021
7:00pm-8:47pm

Meeting Attendees include: Advisory Committee members Kathy Greenhalgh, Francisca Johnson, Tera Pitman Danielson, and Thomas Stevenson, Deputy to the Supervisor- Tara Thronson, Community Services Analyst Patricia Valenzuela, Chief Financial Officer Chad Rinde, LAFCO representative Christine Crawford, Signa representative Joe Tortorello.

1. The meeting, which was held using Zoom, was called to order by Chairperson Kathy Greenhalgh at 7:01pm.
2. Thomas Stevenson moved and Francisca Johnson seconded that the agenda be approved. The motion pass unanimously.
3. Tera Pitman moved and Francisca Johnson seconded that the minutes for January 26, 2001 be approved. The motion passed unanimously.
4. **Update from Supervisor Saylor's Office-** Tara Thronson said that Supervisor Saylor had planned to attend but was pulled away. Tara said that Yolo County remains in the orange tier and that it will be June 9th, at the earliest, before the yellow tier is a possibility. On June 15th the State will be opening up. Masks are still required by the state, but this may change on June 15th. Vaccines have more supply than demand. Currently 52% of Yolo residents have received one vaccination and 39% are fully vaccinated. Pop-up vaccine clinics are being used to connect with people at convenient locations.

Seventy proposals have been submitted for an amount that is three times the amount available (115 million dollars) from the American Rescue Plan. There is a plan to reach out to communities for input. Tara said that this is an unprecedented time to invest in the community for a lasting impact.

5. **County Loan Discussion/Action-** Chad shared that Board of Supervisors approved releasing the Water Project fees from the impound account, to pay off the \$430,000 Water Project planning loan. The County extended a second loan of \$275,000 to North Davis Meadows to cover a Water Operations and Maintenance deficit that had accumulated. Chad said this is maturing and could be paid for from the impound account. If this is not done, options for resolving the debt need to be looked into or the loan could go into default. Chad also recommended that the sewer debt be fully paid off in June, as the CSA has adequate funds in the sewer account to do so. The sewer loan is due to be paid in full, in June.

Concern was expressed about whether or not funds that have been collected for a water project and are in an impound account can be used to pay off the water O & M deficit. Chad said that county counsel said that the funds can be used for charges for water services. Tera Pitman asked that we get this in writing from county counsel.

Bonnie Wolstoncroft expressed concern about using funds raised through the Prop 218 process for a Water Project to pay for a structural deficit. She felt that the notice in the agenda should have been more specific regarding the County Loan and said that there was no description of the "action." She feels that this created a lack of "advance notice." She is concerned about Brown Act problems.

Chad understands the community concern and that the information is too new, as far as using the impound account to pay off the \$275,000 debt. He will check with county counsel to make sure that using the impounded funds for payment of this debt is legally appropriate. He will also find out what other approaches to loan repayment might look like. He said that if the community has the resources, it is good not to be in debt.

Bonnie expressed concern about the impound account, if the litigation is successful. She wants to know where the money will come from to fully reimburse neighbors for what has been collected, if some of it has been spent on debt repayment.

Tara Thronson suggested having a meeting to discuss repayment of the \$275,000 loan in July.

6. **Signa Update-** Joe Tortorello a representative of the manufacturer of the NDM grinder pumps joined the meeting via Zoom. He said that the need for grinder pump maintenance has been relatively light. He said in 2020 there were 6 service calls and 8 repairs. In 2021, there have been 4 service calls. He said that 80-90% of the service calls are for normal maintenance and about 10 to 20% have been related to homeowner use. He said that the bills he sends to the county provide detail on the reason for service. There has been a big homeowner issue dating to 2019, that is a large safety issue. An electrical cable was run across a homeowner's driveway. Tricia shared that county enforcement has gone out to address this issue. Joe was asked about power outages and how that impacts the grinder pumps. He said that the tank has limited capacity. Those with back up septic systems should have their septic tank pumped out if they end up using it, as sewage creates hydrogen sulfide which is highly corrosive and this can get into the system. Tera shared that it would be beneficial to send out information to new neighbors as they may not realize that they shouldn't run water when the power out. Joe shared that he expects O & M grinder pump costs to remain similar to current levels for the next couple of years.

7. **Presentation on Municipal Service Review/ Sphere of Influence (LAFCO)**- Christine Crawford said that LAFCO does a service review every five years. She provided a brief overview of the process. LAFCO is not part of Yolo County. It was started to discourage urban sprawl and preserve ag land. It provides checks and balances, serving as a watch dog over local government. LAFCO has independent and dependent districts. NDM is a dependent district. LAFCO doesn't do an audit and only makes recommendations. Public input is part of the review. For outreach, LAFCO posts on Nextdoor and will use the NDM listserv. The CSA also has an email list. The timeline for the review to be completed maybe July 22nd, but it might get pushed to September.

8. **Financial Update**- Tricia reviewed a financial report that showed the quarterly revenues and expenditures for all of the NDM accounts. Prior to the meeting, this report was shared via list serve with NDM residents. It will be made available on the NDM county website. Kathy noted that the bills for PG &E for lighting don't seem to be reflected in the expenditures and requested that this be looked into.

9. **Landscaping and Stormwater Update**- Francisca shared that the dead trees in the west buffer were removed. The buffer needs to be mowed. New Image has this on their schedule. Irrigation has been adjusted to meet summer demand. Francisca requested that neighbors communicate with her, if they see any accumulation of irrigation water. Elysa Hillis reported that the grass is dead in the median strip between Larkspur and Morning Dove. Kathy noted that the contract with Yolo Flood control needs to be renewed and asked that the ditch maintenance in the retention pond area be added to their contract. New Image has not been doing a good job maintaining this area.

10. **Public Comment**- The fence in the NDM 1 well area has sections that have fallen and need repair. The City may repair the fence in the well area with the CSA paying for the repair. Currently there are not funds in the budget to repair the fence that divides the "park" area from the golf course.

Bonnie Wolstoncroft requested that all written documents and financials be made available to neighbors ahead of time. She requested clarity in the agenda as to what items are going to be discussed and potential action.

Joe Connelly has offered to contact new NDM 1 neighbors with information about the sewer system.

11. **Adjournment**- The meeting was adjourned at 8:47pm by Kathy Greenhalgh. The next scheduled meeting is October 19, 2021. A meeting will be scheduled for the end of July to discuss repayment options for the Water Account O & M loan.

Respectfully submitted by Kathy Greenhalgh