

Wild Wings Community Service District Formation Advisory Committee

Minutes of meeting: August 2, 2021

6:00 pm

Zoom Online Meeting

This is the fifth meeting

Committee:	Carrie Scarlata	Committee Chair
	Tom Hanagan	Committee Vice-Chair
	Brenda Seabert	Committee Secretary
	Dave DeKreek	Committee member
	Scott Picanso	Committee member
	Rick Fenaroli	Committee member - absent

Others:	Tricia Valenzuela	Yolo County
	Kim Villa	Yolo County
	Dotty Pritcher	Deputy of Supervisor Sandy
	Public: Sharon Schwarz	
	Public: Lachi Richards	

Call to order: Carrie Called the meeting to order at 6:02

Introductions: The committee members introduced themselves.

Approve the July 19 2021 Minutes:

Carrie advised that her opening comments should not be included.
Scott advised of a change: page 4, money collected for arsenic has happened for 8 years.
Scott motioned to approve the minutes with those changes, Dave seconded.
All approved.

Public Comment:

Scott P. it's interesting if you looking up for ARP a lot of water items from CSD as well as ours, asking for big money for overhauls. Things are not perfect in the CSD world.

Discussion and Action Items (public comment will be considered for items A-H collectively)

A. Board of Supervisors July 27 meeting update:

The board decided to continue the item until August 31 at 9am. The meeting may or may not be in person. Per Dotty of Supervisor Sandy's office, advised it is best to plan for both just now. The Board may not meet in person until September.

There were about 6 or 7 people who spoke in favor of staying a CSA and one letter in favor of changing to a CSD.

B. Wild Wings Home Owners Association (HOA) update (Rick or Tom)

Neither Tom nor Rick are available to speak on this issue, so we will move this to the next meeting. Missed the meeting.

C. Review and discuss the HOA letter

Tom noted that there were discrepancies on both sides, but he doesn't have the copy with him, so we will move this item to next meeting.

D. Correspondence, including "What's so special about Special districts".

Carrie has used it and is good resource. Scott, it's a very broad document having to do with Special Districts.

E. Management of a CSD/CSA

This topic was to allow discussion on accountability.

Discussion: Scott Picanso stated that he would like to see if this committee would consider giving input to the improvements the CSA could make to address many of the issues we've been talking about. We could use this committee to work with the county and CSA to focus on improvements. Getting volunteers to participate is not easy. This committee could do a lot of good things to bring us together.

Could there be ways to put more "teeth" into the golf course committee. Could we make a separate golf committee (Note: the golf sub-committee does follow the Brown act, but does not do minutes). They do a follow up at the next CSA meeting and they are then put in the CSA minutes.

All of us agree that it would be beneficial to bring both entities (CSA and HOA) together so we are working closer with each other. There is a need for the community to become more involved. Perhaps the groups would have a joint meeting twice a year. If we are all working together, it might be more productive, regardless of what entity we are.

The committee members are all supportive of staying on to do additional work maybe another meeting or two, to help bring changes to the CSA and help address the concerns these meeting have brought forward. There needs to be more participation from the community, especially because a 218 process just won't move forward without their participation. In addition Scott suggested that Kim and Tricia also be included. We can discuss changes that will address what they need help with and to make their jobs easier. It's a challenge to get the community involved.

Discussion: regarding the priority of infrastructure projects: The New well by Canvas Back Well and the Waste Treatment Plant redundancy system.

Regarding the Waste Treatment Plant redundancy system:

The tanks need to be repainted. However, to paint the tanks, you must have somewhere to move the waste to. There are a few ways that this can happen, each with varying costs. We

need to move forward on the redundancy project. (Note: for reference; the Wastewater Feasibility Study was completed in November 2018). At some point the state is going to have to reissue a permit. To date they were happy that we were able to show we were moving forward and making progress and have a plan in mind, however we have stayed at this point. The state was advised at that time that it would take us 5 years to build and that was 3 ½ years ago. We now need to decide what path we want to take regarding the redundancy plant. We have 4 options; a community committee chose the top two or three options to bring forward to the community. We need to decide which to move forward with and then figure out how to pay for it, hire an engineer, etc. We would need to have town hall meetings to educate the community on the options and costs associated with them, obtain a loan, etc. We could also reach out to the engineering companies that did the study and have them update the costs. Then we need to go through the 218 process.

Dave DeKreek asked, is our priority, moving forward to put another well next to the Canvas Back well or the redundancy plant, and did we prioritize the ARP requests? Kim Villa stated no, the ARP applications were submitted each as a stand-alone, hoping that at least one would get funded. Additional questions: What can we do now that shows the state that we are a moving forward? What time frame do we have?

Regarding the new Canvas Back Well:

Lachi advised, there are multiple steps for each project, however it's easier to get another well. We would need to get going soon. If we don't have another well by next spring – we may have to go through another summer with low to possibly no water in the Canvas Back well. We need to determine how deep the Well needs to be. This will be based on water quality. It needs to be designed, the casing pipe and the column pipe needs to be ordered, the hole needs to be drilled and the rest of the infrastructure built. The Well project would need to go out to bid using the counties procurement process.

It will take years to get through the process of building the redundancy waste treatment plant.

The CSA determines the priority of the projects and when they get done.

F. Discuss development of a pro-forma 2022-2023 FY CSD budget

Rick has been working on this. Tom suggests that we move on since Rick was unable to attend.

Discussion: We need to have a budget based on historic funding so we have a bench mark in order to examine new expectations for moving forward.

Scott - Is our goal to discuss the concept of a CSD or is it to break this down or what?

We don't know what a new CSD would look like. We haven't discussed if we would stay similar to what are currently doing, the same contractors (Kemper & SUSP, etc.) or would we hire a CSD General Manager, with employees and other contracts to do all the things the county currently does. Would we have to rent office space, purchase equipment, vehicles, etc? What would that budget look like?

Tom stated it's not so much about the cost, but is more about the management of the CSD/CSA. What does it take to be more effective, efficient, and accountable operation? We should be

working more as a business not as a government entity. We as a community have to have a clear vision and be more active in how the community is being run.

Scott stated we have been active, but at the same time, just like the HOA, it's hard to get people involved. It comes back into community involvement. It's difficult.

Discussion:

Dave there's the problem. *How do we get the community involved?* There's a good portion of the community that is tuned out. How do we get them tuned back in?

Living here is very confusing: We have a CSA, an HOA, golf course committee, SUSP and the county. People don't know the difference between the CSA and HOA. There's an educational process that needs to occur. The HOA used to have a welcoming committee. How about a similar greeting about we're an HOA and a CSA? As an outreach that talks about what our community is and how our services are provided. We also need marketing on how to get more people involved. We need to get info out there, and get younger folks involved.

Maybe CSA folks need to attend the next HOA meeting to get some of this out into the community. Dave suggested having a once a year meeting with CSA and HOA with a Q & A, and just fill up the room, bring everyone together.

Tricia suggested that they are discussing having an open house at The Nest, maybe there could be an HOA and a CSA table there providing information on each. Scott would like to take it to the CSA meeting on Wednesday.

Brenda and Carrie suggested developing a brochure, a joint brochure that has information of both the CSA and HOA.. We could break it down to the basic level. People are moving from from the city and their used to the City providing these services.

G. Formal vote and recommendation

Rick is not here. We can have an opportunity for a meeting or two more meeting, before the BOS meeting. The staff report is due two weeks before but Tricia can update the BOS verbally. Dave won't be able to attend the next meeting. Item tabled for a week or two.

H. Schedule future meetings

Next meeting will be August 16th at 6:00 pm. The meeting after that would potentially be Aug 30th.

Call for future agenda items

Add – cohesion between or meetings between HOA and CSA
Keep those we didn't get to today

Adjournment: Carrie adjourned at 7:16 pm.