

Minutes of North Davis Meadows County Service Area Advisory Committee

November 3, 2022

7:03pm-8:05pm

Meeting Attendees include: Advisory Committee members Kathy Greenhalgh, Francisca Johnson, Clara Nabity, and Joe Connolly, Supervisor Don Saylor, Deputy to the Supervisor- Tara Thronson, Community Services Analyst Kimberly Villa, and City of Davis Mayor/Incoming Supervisor Lucas Frerichs.

The meeting, which was held using Zoom, was called to order by Chairperson Kathy Greenhalgh at 7:01pm.

1. **Introductions-** Kathy introduced CSA advisory committee members and county staff.
2. **Approval of Agenda-** Francisca Johnson moved and Joe Connolly seconded that the agenda be approved. The motion pass unanimously.
3. **Approval of July 28,2022 Meeting Minutes-** Joe Connolly moved and Francisca Johnson seconded that the minutes from July 28, 2022 be approved. The motion passed unanimously.
4. **Update from Supervisor Saylor's Office-** Supervisor Saylor shared that this is his last meeting with NDM. He has admired the sense of community in the neighborhood that he has seen during the 12+ years he has been coming to meetings. He mentioned issues, such as ditches, drainage, landscape, weed abatement, and the water consolidation project, that he has faced with the neighborhood. He thanked Kathy Greenhalgh for her work with the water project and his appreciation of Kimberly Villa for the work she has put into with securing and moving forward the water grant. He introduced Lucas Freichs, who will be taking over as Supervisor on January 3, 2023.
5. **Welcome of the Newest CSA Advisory Member, Joe Conolly-** Supervisor Saylor introduced Joe Conolly and welcomed him to the NDM advisory committee. The committee now has a full complement of five members and is well balanced between the two neighborhoods.
6. **Recognition of Supervisor's Service and Representation of the NDM CSA-** Kathy thanked Supervisor Saylor for the support that he has given to the NDM CSA over the past twelve years.

7. **LAFCo Presentation of Municipal Service Review**-Christine Crawford shared that LAFCo (Local Agency Formation Committee) looks at municipal services to see how well they are running. An administrative draft of the LAFCo report for NDM was provided by Kimberly Villa, prior to the meeting. There will be a public hearing on December 1st. Christine shared that LAFCo makes recommendations, but there is no enforcement mechanism. One recommendation for NDM is to redesign landscaping. Christine said that edits and comments to her report can be emailed to her or Kimberly. Joe asked about her observation that the Water Service Agreements could add time to the completion of the water project. Kimberly shared that each parcel will have to have a signed and notarized agreement. This is labor intensive and was not required for Willow Bank. She doesn't think that the process will delay the project, but would like to have one blanket agreement. Lucas Frerichs said that he will check in with City of Davis staff to see why the individual signatures are required now and not when Willow Bank connected. Kathy noted that the report stated the reason for the water project as a Hexavalent Chromium issue. Although, Hexavalent Chromium is high in the wells, the reason for the water project is that the wells exceed the MCL for Nitrates. Christine said that she will make this edit.

8. **Update on Water and the Water Project**- Kimberly shared that the Financial Package for the State Water Grant is being discussed by County Counsel and attorneys. The credit unit has completed review. It is anticipated that it will take 1 to 3 months for the review between councils. She anticipates that an invitation to bid on construction will go out in January or February and hopes that construction will begin next summer, with the connection being completed by 2023. She shared that an item related to the project will go before the Board of Supervisors on November 22nd. A CEQA (California Environmental Quality Act) Addendum is needed, as the terms of the State Water Grant require that the existing wells and tank be decommissioned . In November or early December, Kimberly will be bringing a notary to NDM to provide on-site signing for the Water Service Agreements. There will not be a charge to residents for this service. The list serve will be used to contact neighbors for setting up appointments.

Water meters have been placed on the properties of four NDM 2 volunteers. Data has been collected for one full month and one partial month. When more data is has been collected, the information will be shared.

Neighbor Maggie Reyes asked why the existing wells can't be used for future irrigation. Kimberly shared that the agreement with the state for the grant money, calls for decommissioning the wells. The definition of decommissioning

simply means disconnecting for the water lines to the homes. She said that given the current status of the wells, she wouldn't recommend using them. She shared that if the community would like to look into a community system for irrigation, the most economical way to do so would be to form an HOA. Kathy asked if such a project could be done through the County. Kimberly said that it could, but it would cost substantially more due to the fact the County requires that prevailing wage be paid for any project. A Prop 218 would also be required. Neighbor Phil Kass asked about the neighborhood requirement to have a lawn in the front (CC & R's). Kimberly said this can be looked into.

Joe said that some neighbors are unaware of how high their water bills will be, following consolidation, and recommended communicating with neighbors about this issue. Lucas noted that the City of Davis has a Water Conservation Coordinator. The possibility of a neighborhood workshop on landscaping for water conservation was mentioned.

Kimberly shared a possible idea for future use of the well site in NDM 1. She said that the common area is not really used. The property could be sold and the proceeds used to upgrade the medians and entrances. This is just an idea and nothing has been decided.

Kimberly has been in contact with Public Works about the state of the roads in the neighborhood. After the water project is completed maintenance will be scheduled.

9. **Landscaping and Stormwater Update-** Francisca noted that stop sign marking are lacking in the neighborhood. Kimberly will put in a request for someone to go in and investigate, as this is a safety issue.

Francisca shared that no new specific issues regarding landscape have been reported. Problem that have arisen have been addressed by Brightview.

Kimberly shared that Yolo Flood Control will be out in November or December to address ditches. Kathy asked if preemergents will be used for the NDM perimeter ditches. Kimberly will follow up ask YFC about this.

Joe shared that he and Tera will be looking into having 3-4 landscaping volunteer days to take care of minor issues.

10. **Update on Year -End Financial Report-** Kimberly shared the year end quarterly update electronically, prior to the meeting. She said the sewer fund had a

\$95,000 charge that should have gone the water fund. This will be corrected in future reports.

11. **Public Comment-** Kimberly noted that AB2449 of the New Brown Act, ended the emergency ordinance that allowed remote public meetings. NDM will go to in person meeting. Kimberly is looking to secure a place for the meeting to be held.

12. **Adjournment-** The meeting was adjourned at 8:05pm by Kathy Greenhalgh. The next CSA meeting will be held on 04/19/23. Future dates include 7/20/23 and 11/16/23.

Respectfully submitted by Kathy Greenhalgh