

# Minutes of North Davis Meadows County Service Area Advisory Committee

May 1, 2023  
7:04pm-8:40pm

Meeting Attendees include: Advisory Committee members Kathy Greenhalgh, Francisca Johnson, and Joe Connolly, Supervisor Lucas Frerichs, Chief of Staff Tara Thronson, and Community Services Analyst Kimberly Villa,

The meeting was called to order by Chairperson Kathy Greenhalgh at 7:04pm.

1. **Introductions-** Kathy introduced CSA advisory committee members and county staff.
2. Joe Connolly moved and Kathy seconded that the agenda be approved. The motion pass unanimously.
3. Kathy noted that the minutes from November 3, 2022 need to be corrected. Supervisor Frerichs last name was misspelled in Item #4 and Joe Connolly's name was misspelled in Item # 5. Item # 10, should read that the water fund had a \$95,000 charge that should have gone to the sewer fund, not vise versa. Joe Connolly moved and Francisca Johnson seconded that the revised minutes be approved. The motion passed unanimously.
4. **Update from Supervisor Frerichs' Office-** Supervisor Frerichs said that it is an honor to represent North Davis Meadows and he looks forward to getting to know everyone. He encouraged neighbors to feel free to reach out to him. He shared that Tara Thronson will be staying on as his Chief of Staff and that Emily Ault has been hired as Assistant Supervisor Deputy.

Supervisor Frerichs discussed his weekly newsletter that reviews happenings in the county and community. Those who wish to receive it can do so by providing an email address. He would like to sponsor an informal get together of NDM residents this summer. No date has been set. He reminded neighbors that May 4<sup>th</sup> is the Big Day of Giving.

A moment was silence was held for the tragic loss of two members of the Davis community.

5. **Irrigation Main-line Proposal-** Joe Connolly shared that a small group of neighbors has been meeting with Kimberly Villa to investigate to investigate a

possible solution to the high cost of irrigation, once NDM has connected to the City of Davis' water supply. He said that he wanted to provide information about using the existing wells for irrigation, gather input and answer questions. He introduced Oscar Serrano from Luhdorff and Scalmanini Engineering and Mahlon Barlow from Eaton Well Drilling who were in attendance to help answer questions. Joe said that a flyer illustrating the costs of using the existing wells for irrigation had been delivered door to door in the NDM neighborhood. He feels that neighbors can save money on irrigating their landscaping by keeping the wells in place. He said that this makes sense from an ecological standpoint, as City water wouldn't be used for lawns and also the entryway and median landscaping would not have to be replaced. The State of CA does not allow City water to be used for turf irrigation in medians.

Francisca asked if the quantity of water in the wells is adequate. Kimberly shared that she doesn't foresee an issue with this. Francisca asked if everyone would have to participate in the project. Bonnie Wolstoncroft shared that that for the sewer project not everyone was required to connect, but had to pay for the mainlines. She is hopeful that something similar can be worked out. She noted that there is an overall benefit to the neighborhood to have irrigation water available.

Francisca asked if all neighbors would have to pay for the feasibility study. Kimberly shared that the cost would be paid by the CSA and taken from the existing water budget, as county counsel has ruled that water funds can be used in any way a community sees fit. Luhdorff and Scalmanini Engineering has quoted \$48,000 to examine the viability of a well project for irrigation. It has been estimated that the cost of the project could be four million dollars (approximately \$3,800 per household). The CSA Advisory Committee can recommend or not recommend to the Board of Supervisors, that we proceed with a feasibility study. **Once an engineering study and report is completed a Prop 218 will need to be held, if the Board of Supervisors decides to move forward.** Everyone will know the cost of the City Connection water project before this happens. Supervisor Frerichs noted that a timeline for the City Connection project was mailed to all NDM residents.

Joe reviewed a graph showing the projected cost of landscape water into the future, based on usage from a few neighbors who volunteered to have meters installed.

Joe shared that the annual cost of the water fee for hiring a private company to maintain the wells would be around \$800 per household. This includes the cost of the electricity. Kathy asked if NDM would be able to continue to participate in the county's solar program for the electricity for the wells. Kimberly said that the solar program could continue.

Francisca asked if the feasibility study can look into the longevity of being able to use groundwater for irrigation.

Joe shared questions from CSA advisory committee member, Tera Pitman, who was unable to attend. She asked about the current \$2,100 annual water assessment and when it will go away. Kimberly shared that this will happen when NDM connects with Davis for water. Tera asked about the cost for the City of Davis connection and how we will fund the cost if it is over the cost of the 2018 Prop 218. Kimberly shared that there are 68 water projects that the state is funding that are ahead of ours. The full cost won't be known until we are able to move forward. The approximate \$4,000 charge for the project will be on this year's tax bill again. The grant will cover 7.6 million dollars of the City of Davis connection project (\$80,000 per household). This money does not need to be paid back. If there is a shortfall between the cost of the Davis connection project and the grant which we will know once we have gone out to bid, a low interest state loan is available. Planning and engineering costs for the project have already been paid. The approximate 8 million approved in the Prop 218 election can be added to the grant amount to cover the total project cost, if needed.

It was asked if we could delay the project given the current astronomical prices. Kimberly shared that the State wants to push forward. We wouldn't want to challenge our eligibility for grant funding by delaying.

Kimberly said there is a large demand for water meters, as they are being required for all homes in California by January 1, 2025. She is working with the City to get them ordered for NDM.

Kimberly shared that we have one year from the day we stop using well water to have a written plan as to how they will be used again. The price to decommission the two wells is currently in the engineer's estimate, if that is the route the neighborhood chooses. The estimated cost of decommissioning is \$400,000.

Personal wells were discussed. Mahlon Barlow from Eaton Drilling said that there can be issues with setbacks from sewer lines/grinder pumps and access for well installation can be difficult. Hauling off the cuttings and fluid adds to the cost. He said the price can range from \$60,000 to \$75,000 for a well, with a pump adding \$10,000 to \$25,000 to the total cost.

A neighbor was told by Debbie at the county office that it is not legal to share wells between properties. Kimberly will confirm this.

**Next Steps:** Kimberly will be sending out an electronic survey to determine the level of interest in pursuing a feasibility study for using the wells for irrigation water. **Based on a show of hands at the meeting, most of the approximate forty attendees wish to pursue having this study done. A couple of neighbors raised their hands in opposition.** It was requested that the survey information clearly articulate what people are being polled on. Another CSA meeting will be held to follow up on the feasibility study proposal.

6. **Landscaping and Stormwater Update**-Kimberly shared that our contract with Brightview expires soon. She is requesting a one year extension. Next year, our landscaping maintenance will be put out to bid.

Vin Cay is Yolo County's new Public Works Director. He recently toured NDM with Kimberly and is aware of the status of the roads in the neighborhood. Supervisor Frerichs shared that the roads are not in good shape and are scheduled for repaving in 2027. He hopes this can happen sooner, once the water project has been completed. He also noted that the striping of our roads is not acceptable. Vin Cay told Kimberly that the fence along the Road 29 bike path needs to be replaced with a guard rail along the side adjacent to the road, due to safety concerns if a car crashes into the fence.

Kimberly is getting quotes for repairing the fencing in the common area of NDM 1.

The buffer will be mowed next week.

7. **Financial Report**-Kimberly shared an electronic copy of the third quarter financials with the materials for the meeting. She said that our finances are looking good.
8. **Public Comment**- Kathy asked if the communications line that parallels the bike path on Road 29 had been reported. It is hanging very low and almost touches the fence. Kimberly will look into this. Neighbor Brian Knapp will email Kimberly regarding problematic street lights.
9. **Adjournment**- The meeting was adjourned at 8:40m by Kathy Greenhalgh. The next CSA meeting will be held on 7/20/23. The date for a follow up meeting regarding the irrigation project has not yet been determined.

Respectfully submitted by Kathy Greenhalgh

