

**Wild Wings County Service Area
Advisory Committee Meeting
November 5, 2008**

Minutes

Members Present:

Tom Andringa
Gregory Bloom
Audra Hartmann
Georgia Cochran

Staff Present:

Harold Duffey - Chief Assistant Director, Yolo County Planning, Resources & Public Works Department

Representative from Cal American Water

Call To Order

Meeting began @ 6:07 PM

Review Of Minutes

Georgia Cochran made a motion to postpone adoption of the minutes until revisions could be made to them.

Motion – Cochran Second – Bloom Ayes – 4 Nays - 0

Supervisor Chamberlain's Office

Supervisor Chamberlain was present.

Public Comments

Midge and Bill Schubert, Wild Wings homeowners, were present and asked questions about the actions of the CSA at the October meeting.

Old Business

Wild Wings Golf Course – Mr. Duffey gave the CSA an update on the action of the Board of Supervisors at the October meeting. The Board voted to approve a Proposition 218 vote of the Wild Wings homeowners. The proposal will redistribute water and sewer costs to the Wild Wings homeowners from the golf course. The County is working with Cal Am Water to look at other options that could lower the water costs including hooking up neighbors to the Wild Wings system. Mr. Duffey also explained the maintenance process for the Wild Wings Golf Course ponds and said that County staff is looking into who is responsible for storm water maintenance.

Mr. Andringa asked what the energy cost is to pump water into the ponds.

Mr. Duffey explained 71 million gallons have been pumped to date into the ponds. Certain wells pump into the lakes. The community's tanks are for homeowner use only. All of the pumps are on time-of-use rates. Mr. Duffey did not have the exact energy cost available at

the meeting. However, if the golf course should go away, we will not be pumping as much water into the ponds. If the golf course operates under a new ownership plan, we will negotiate what the new operator will pay.

New Business

Item A – 218 Hearing

Mr. Duffey explained that the Board of Supervisors approved the Proposition 218 action. Notices were sent out and probably arrived Friday last week. County Counsel changed the Proposition 218 language so the residents would be protected if the current golf course owner decided to stay. The Wild Wings LLC would have to negotiate an agreement for water and sewer rates if they stay past the December 16 vote.

If Proposition 218 passes, Wild Wings LLC will only owe going forward costs of water and sewer usage through a new agreement.

Ms. Cochran stated she ~~did not want the CSA to lose~~ sight of water conservation efforts. She urged the CSA to lower the amount of water usage each resident is allowed. This can be done every June. Mr. Duffey promised to correct the Board of Supervisors memo about the water meters and usage policy.

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Mr. Bloom asked if it was true that you can only do a Proposition 218 vote every two years. Mr. Duffey doesn't think that is the case. He will check with the County on this.

Item B – Special Tax

Mr. Duffey continued his briefing on Proposition 218 hearing. He told the CSA that the Board of Supervisors directed staff to research a special tax. County Counsel is checking with the Registrar on the special election requirements. It appears that the special tax does not have to occur during a normally scheduled election.

Mr. Duffey also explained that the Board of Supervisors is discussing the Wild Wings golf course issue on November 18 because they have a material interest in the golf course due to the Teeter process. The County has already advanced money to the CSA and is owed back taxes by the golf course. The question before the Board of Supervisors is does the Board want to acquire the golf course before December 30, 2008.

Ms Cochran asked if county staff needed special authority from the Board. Mr. Duffey explained that they do not. The Board has given them the ability to look into the financials of the golf course.

Mr. Duffey then explained that the special tax will not take place until February at the earliest. The owner of the golf course would like to be gone by the end of December 2008. County staff will report on the progress of the special tax and the Board of Supervisors will tell staff what they want staff to do.

Ms. Cochran then asked a question about the Teeter process on behalf of Mr. Fenaroli. Isn't the assessor supposed to notify the County if more than 4% of the properties have not paid their taxes? Mr. Duffey didn't think that notification had been made.

Item C – Negotiations Update

Mr. Duffey explained that a special tax election would require a 2/3 vote of all homeowners.

Midge Shubert told the CSA that the Save Wild Wings group is looking at RFPs from other courses around the Sacramento Valley and is drafting an RFP for the Wild Wings golf course.

Ms. Cochran proposed creating an RFP subcommittee that would work on drafting the RFP with the Save Wild Wings group and create an operating committee for the course. She suggested the subcommittee be comprised of Mark Ulrich, Don Bain, Neal Rottevee, Scott Picanso and a member of the HOA. She also suggested that the CSA may want to have the County release the RFP to see what the level of interest is in operating the golf course.

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Motion – Cochran Second – Andringa Ayes - 4 Nays - 0

Item D – Opportunities for Other Users

Mr. Duffey briefed the CSA on actions staff is taking to look for opportunities for other users. County staff will be providing the Board of Supervisors with a map showing the surrounding areas and zoning. The Yolo Fliers Club is interested in hooking up to the Wild Wings system. County staff is looking into hiring an engineering firm for an estimate of the costs for hook ups and rates for additional customers. The ultimate decision on whether more customers will be allowed to hook up to the Wild Wings system is up to the Board of Supervisors.

Mr. Duffey read an email from Mr. Fenaroli asking what happens on the payment of back taxes if the residents of Wild Wings vote no on Proposition 218. Mr. Duffey explained that repayment to the County for the back taxes is in the special tax not the Proposition 218 vote.

Next Meeting

November 19, 2008

Future Agenda Items

Update on Wild Wings Golf Course

The meeting was adjourned at 7:25 PM

Motion – Cochran Second – Bloom Ayes – 4 Nays -0