

**Wild Wings County Service Area
Advisory Committee Meeting
September 15, 2008**

Minutes

Members Present:

Tom Andringa
Gregory Bloom
Audra Hartmann
Georgia Cochran

Staff Present:

Regina Espinoza – CSA Coordinator
Harold Duffey - Chief Assistant Director, Yolo County Planning, Resources & Public Works
Department
Wes Ervin – Yolo County Manager of Economic Development

Yitzhak Gilon – California American Water

Call To Order

Meeting began @ 6:00 PM

Review Of Minutes

The Committee reviewed and approved the minutes from the July 21, 2008 meeting without comment.

Motion – Bloom

Second – Cochran

Ayes – 3

Nays - 0

Supervisor Chamberlain's Office

Supervisor Chamberlain was present

Public Comments

Approximately 40 concerned Wild Wings homeowners attended the meeting. Lance Kolesar spoke on behalf of a homeowner committee, Save Wild Wings, which is trying to develop options to keep the Wild Wings Golf Course open. Lance reported that the committee is the result of a homeowner meeting and it is comprised of 10 members. The committee is developing options that will help the golf course become profitable. These ideas include obtaining a liquor license, creating a bigger clubhouse and developing marketing plans.

Midge Shubert also spoke on behalf of the Save Wild Wings Committee. She said the committee plans to submit proposals to the Wild Wings Homeowners Association (HOA) for approval. These proposals are an interim fix to the situation and will give the Wild Wings community, the CSA and the HOA time to consider options for the golf course. She offered to be present at the executive session of the HOA to answer questions.

Old Business

Wild Wings Golf Course – Ms. Espinoza gave the CSA and public an update on the correspondence and meetings that have occurred on the Wild Wings Golf Course. She walked through a chronology of events with the CSA. These include:

August 31, 2007 – first contact with the CSA. The Wild Wings golf course sent a letter to the CSA requesting a waiver of sewer and water fees.

October 4, 2007 – Wild Wings golf course sent a letter regarding their financial situation

October 22, 2007 – Ron Zriack, a representative from Wildwings LLC, attended the CSA meeting and requested relief for Wildwings LLC from paying approximately \$180,000 in annual water fees. (At that meeting, Mr. Zriack stated that even if the CSA was willing to absorb those fees, Wildwings LLC offered no assurances that they would continue to operate the golf course.

January 16, 2008 – The CSA sent a letter to the Wild Wings golf course regarding the golf course's request to reduce their water and sewer fees.

July 25, 2008 – The Wild Wings golf course sent a letter offering the golf course for sale.

September 4, 2008 – The Wild Wings golf course sent a letter to Wes Ervin at Yolo County stating their intention to close the facility on September 15.

September 9, 2008 – Wes Ervin sent a letter to the Wild Wings golf course asking them to remain open until the end of December 2008 to give the County time to work on a solution.

Date uncertain – Wildwings LLC agreed to extend closure date to September 30, 2008.

Mr. Duffy and Mr. Andringa answered questions from the public regarding the impact to the community if the CSA were to reduce fees for the golf course. Both Mr. Duffy and Mr. Andringa explained that there are only two parties that pay the fees, the homeowners and the golf course. If the golf course obtains a reduction in fees, the Wild Wings homeowners would have to make up the difference.

Ms. Espinoza answered questions about the process the CSA would have to undertake to shift fees from the golf course to the homeowners. She explained that any change in the fee structure would require a Proposition 218 vote. This requires a vote that would go before all of the Wild Wings homeowners. It would require 50% of the homeowners plus 1 to not approve a redistribution of the fees.

Several members of the public questioned whether the CSA was being prudent with its funds. Ms. Espinoza, Mr. Andringa and Ms. Cochran explained the process the CSA has undertaken over the past few years to reduce costs and find a new operator of the sewer system that was more efficient.

Mr. Ervin gave an update to the CSA and the public on the next Board of Supervisor's meeting. The Board is meeting on September 23. Mr. Ervin will give a report to the Board on the status of the Wild Wings golf course and the discussions that are ongoing. Mr. Ervin

informed the CSA that the County does not have the ability to do short term fund relief. He also will not be asking the Board of Supervisors to take action on the Wild Wings golf course.

The CSA members discussed options it could take to generate additional revenues. One of the easier ways would be to acquire new customers from neighboring developments such as the Flyers Club, the Airport and near by homeowners. Before the CSA could do this, it would have to get approval from the Board of Supervisors. The CSA also asked Mr. Ervin to include in his report that the Save Wildwings Group should be recognized as a party at the table when discussing golf course issues.

Mr. Duffey suggested that the CSA could send someone to the Board meeting to advise the Board on the CSA meeting and possible options.

A motion was made that the CSA send someone to the Board of Supervisors meeting to advise the Board of the CSA meeting and the actions that the CSA, HOA and residents of Wild Wings are taking toward a short term solution that would give us time to find a longer term solution. The CSA also will ask the Board of Supervisors to consider options for the CSA to acquire new customers.

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

New Business

Proposed Capital Plan Discussion on the Sludge Press – Mr. Yitzhak Gilon from California American Water (Cal Am) gave the CSA an overview of possible sludge options. He went through the pros and cons of each solution. Mr. Andringa asked Cal Am to provide a spreadsheet showing how long it takes to recoup the costs of installing a sludge press. Mr. Gilon also answered questions about the sludge press and whether it could handle additional customers. He said it could. It described how it is the least odor intensive of all of the options. Ms. Cochran asked the County and Cal Am to provide the total cost of the equipment and the engineering studies in a report back to the CSA.

A motion was made to have the County request quotes from companies on engineering design and costs for the screw press to include the total costs to the CSA.

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

Groundwater Quality Study - Ms. Espinoza gave the CSA an update on the groundwater quality study that is required by the Central Valley Regional Water Quality Control Board and is due on January 30, 2009. The CSA discussed a proposal by GEI Consultants to prepare the study and report. The GEI document did not separately break out the costs of the samples and analysis of those samples. Ms. Espinoza stated that the samples must be taken now (during the current time frame). The CSA board (with staff's agreement) felt that for a cost in excess of \$33,000, the CSA should request quotes/proposals. Given the fact that the samples are needed immediately, the CSA felt that it needed to move forward with the sampling and ask staff to obtain quotes for the remainder of the work. Mr Gilon from Cal-Am agreed to get the sampling costs from GEI so that we could move forward. He felt that there was sufficient background data in place to ensure that the sample costs were not inflated and agreed to provide the CSA with an update at the next meeting.

A motion was made to have the County and Cal Am get a price from GEI for sampling the groundwater at Wild Wings in order to comply with regulations of the Central Valley Regional Water Quality Control Board, to move forward with the sampling, and request that staff obtain quotes for the remainder of the work required.

Motion – Bloom

Second – Cochran

Ayes – 4

Nays – 0

Next Meeting

October 28, 2008

Future Agenda Items

Update on Wild Wings Golf Course

Water Quality Study

Update on Sludge Press

Operational Review by CAW

The meeting was adjourned at 8:40 PM

Motion – Cochran

Second – Bloom

Ayes – 4

Nays -0