

**MINUTES**  
**REGULAR MEETING of the Water Projects Committee**  
**ANDERSON VALLEY COMMUNITY SERVICES DISTRICT**

**To be held via teleconference Phone # 669 900 6833 Meeting ID 845 5084 3330 Password 048078**  
**Oct 1, 2020 at 10:30am**

1. CALL TO ORDER AND ROLL CALL: Called to order by Chair **Hanelt** at 10:31am. Present: Valerie Hanelt, Kathleen McKenna. Staff: Joy Andrews
2. RECOGNITION OF GUESTS AND HEARING OF PUBLIC: Jack Locey of Brelje & Race, Gwyn Leeman, Jim Luticken, Janet Lombard, Deb Cahn, Corey Limbach, Brian Wyant, Yoriko Kishimoto, Michael Hubbert, Joy Wildflower, Francois Christen
3. APPROVAL OF SEPTEMBER 3, 2020 REGULAR MEETING MINUTES: Minutes were accepted
4. CHANGES OR MODIFICATION TO THIS AGENDA: None
5. REPORT ON DRINKING WATER PROJECT: **Hanelt** reported that there was a phone call recently with the state. We learned that Jack Locey is able to do preliminary schematic designs within the budget of the grant. CEQA process is joined so will cover both projects and can't be teased apart without a cost; some of the associated CEQA expenses are all on one grant. Locey said currently hope is to establish sites for both projects so the CEQA can go forward as one document. He said the phone call with the state was to primarily have them acknowledge some of the draft work projects that had been provided and secondly to discuss the remaining grant funds and how they fit in with the remaining tasks. The "plans and specifications" task in the grant was always intended to be only a preliminary design. True "plans and specs" would have consumed the entire \$500,000 planning grant and will be accomplished later under the construction grant. The state did not indicate that was an unacceptable approach. The final goal of the phone call was to give the state an update on the well site acquisitions. **Hanelt** said the state can pay up to \$60,000 per household or business to hook into the water system without management approval. **Locey** added that the state utilizes a formula that uses connection equivalents. Connection equivalents for schools are determined to be one hookup per three students so this will lower the cost per connection equivalent. He did not get the impression that the state would have any issue going to upper management to ask for more funding. **Andrews** said the state said their upper management recently has not balked at as much as \$90,000 per hook-up. **Hanelt** said we lost a well on Lambert so we're working on an agreement with a different property owner to include their well in the system instead. **Locey** said the entire system will have two new well cluster sites, one near Meadow Estates, the other at the high school playground. In addition, a sister well will be installed next to the highest producing well in the entire system (likely a well located on the west side of airport, producing a minimum of 30 gallons a minute) as a back-up in case the regular one fails. The water system controls will be designed to allow operators to designate what sequence the wells operate in. The well pumps will be variable frequency drives to control the rate at which water is withdrawn from each well in relation to demand and groundwater levels over time. Primary purpose is to fine tune desired production rate and can be either fixed or variable. The amount of water used in the system should not increase with a public system since agricultural irrigation isn't included in the system. In a drought situation water companies will issue notices urging conservation. Districts have the ability to enact emergency ordinances providing dis-incentives for high usage. He will be recommending a tiered water rate system. It will be up to the CSD board through a public process if and when they enact policies. They would also establish the rates. **Andrews** said most of the administration of the water company will go through her. A water committee with members of the public from the various areas of the water service area will be established to advise the board. **McKenna** said at this point the CSD doesn't yet have the power to own and operate a municipal water system, that comes later. **Locey** said the preliminary policy that has been expressed by board members up to this point has been that property owners can keep their old well for irrigation but a backflow preventer would have to be installed. There are specific annual testing requirements for backflow preventers that the property owner will have to bear, but the benefit outweighs the cost. Even a stand-alone irrigation system needs the equipment, by state law. **Hanelt** said this is a voluntary hook-up. We're going to do a survey to see the likelihood of hookup at various costs. **Locey** said if an owner opts out, the project will still install a lateral to a meter box with no meter but the district would have a stockpile of meters for later installation. It's not complicated for them to hook up later. That party would pay their fair share of the improvement cost. Undeveloped parcels will have no connections and would later would have to pay a connection fee and perform a "hot tap" to hook into the water system. Fire storage tanks are designed to have 180,000 gallons of storage and provide 1000/gal a minute for 3 hours. That component is separate from the domestic component. The tanks are located at an elevation that provides static pressure of a minimum of fifty PSI and can support fire suppression sprinklers. Responsibility for maintaining the hydrants varies. Sometimes an agreement is entered into with the local fire department (e.g. clearing grass in area, occasionally painting). There will be 46 hydrants in the system 1,000 feet apart\* (\*note: this

was corrected after the meeting to 47 hydrants 500 feet apart). The existing wells will be tested for production before a decision is made to dig new wells. It's possible we may achieve our needed capacity before digging new wells. **Hanelt** asked how we prevent someone tapping into the system illegally. **Locey** said the mains are difficult to access and illegal taps would be noticed. Typically it doesn't happen. The more possible violation is a neighbor running a hose illegally from another's house to their house. The meter owner would notice their bill greatly increasing though. There are no anticipated agricultural connections. It would be very expensive to water an ag operation with a municipal system as no ag rates will be offered. The state requires that you demonstrate you have capacity even with the highest producing well out of service (likely due to equipment failure), thus the sister well being included in the system. There are no groundwater rights here, but we will be purchasing the equipment that extracts the groundwater (the wells). Each of the agreements have to go to the AVCS Board of Directors for approval in a public meeting. They are an agreement to a future transaction and the parameters are set at this juncture. Commercial areas would have larger four-inch fire hose connections compared to the two and a half inch hose connections for residential.

6. **REPORT ON WASTEWATER PROJECT:** **Hanelt** said no progress since last month. The parcel owners received the conceptual layout in late September. As of this morning still looking at a cost per connection of \$75,000 at state level and we have about 150 connections. They look at single family equivalents to calculate allowance. We're at about \$76,000 including laterals. That's without factoring in the fairgrounds. They have 488 equivalents per day for three or four days in a row.
7. **PUBLIC OUTREACH:** **Hanelts** said we'd like to have the firm that did the hydrology study for the drinking water engineering report to be on a panel and have a couple local water operator in the audience to ask relevant questions. We also still have to do a survey to see interest among landowners in the system at various monthly rates.
8. **CONCERNS OF MEMBERS:** None
9. **ADJOURNED** at 11:50a.m.

Joy Andrews, Recording Secretary

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