

**MINUTES of the 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
December 7th, 2023 at 10:30am**

1. CALL TO ORDER AND ROLL CALL: Called to order by Val Hanelt at 10:30. Val Hanelt, Kathleen McKenna, and Cora Richard.
2. RECOGNITION OF GUESTS AND HEARING OF PUBLIC: Brent Beazor (B&R engineer), David Coleman (B & R engineer), Tara Ouitavon (SAFER), Vanessa Soto (SAFER), Brita Romans (SAFER), Henry Wijaya (DFA), Malia Helms (DFA), Mehreen Siddiqui (DFA), Norval Johnson, Gwyn Smith, Corey Limbach, & Jim Learish. B&R: Brelje & Race Engineering in Santa Rosa; SAFER (Safe and Affordable Drinking Water consultants from the State Water Control Board); DFA (Division of Financial Assistance – funding from the State Water Control Board).
3. CONSENT CALENDAR: November minutes approved.
4. CHANGES OR MODIFICATION TO THIS AGENDA: None.
5. REPORT ON CLEAN WATER (WASTE) PROJECT: The Brelje and Race engineer, David Coleman, is planning further testing at the Valley Views site to get a better handle on soil permeability. He has some concerns about the permeability results resulting from the tests done on the “corings” in the lab and would like to do “in situ” testing to get more complete and possibly better permeability data. The in-lab data is not bad or good – just incomplete due to soil composition. This will require digging a trench that would be a facsimile of a portion of a leach trench. Val will communicate with the owners of Valley View to get permission. We are undoubtedly going to have to devote more acreage to leaching the treated water due to the permeability data in any case. He is working with Roy O’Connor, Regional Water Board, to use the Willow Creek leach field design as much as possible as that has been approved by the State and will simplify our approval process. Dave has obtained the Willow Creek design file. Once he has his updated design, he will develop the Rate Study for Clean Water. The agreement between the CSD and the owners of the Valley Views property will be developed by our attorney once the permeability tests are done and satisfactory. The Clean Water project is submitting an additional amendment to request funds from DFA for the costs of the LAFCo process. It might be as much as \$7K per project for the LAFCo fees and additionally the costs of the engineers’ time developing the materials for the application. The amount requested will be determined after our LAFCo meeting today at 1pm.
6. REPORT ON DRINKING WATER PROJECT: We have nine agreements with wells and tanks and sites for treatment buildings. Two have minor adjustments to be finished and one is more complicated as it is between the Meadow Estates Mutual Water Company and the CSD municipal system. We sent the State the draft of the Meadow Estates agreement to review a couple of months ago and they sent back their edits and comments. They are requiring justification of the purchase of the 5 acre well field area and, also, to have the offered compensation amount include a report of its value from a licensed appraiser. Brent Beazor, the engineer for Brelje and Race, is working on the justification argument. He contacted two appraisers and has selected one. The appraisal will include everything of value on the 5-acre well field parcel. Both Meadow Estates and the CSD water committee can review the appraisal before submittal in case there are questions. The other Meadow Estates issue is the application of the consolidation requirements set by the State and whether all the parcels must participate in the new CSD Water project. We have heard that 3-4 parcels do not want to hook up to our system as they want to rely on their own wells. The OCC (Office of Chief Counsel) responded on Dec 5th and stated that there were no requirements on the part of the DFA (Department of Financial Assistance – our grantor) to require all parcels to hook up. However, they advised that any non-participating parcels should be noted in the consolidation agreement so those parcels are not included in the scope of work. We will continue the negotiations with Meadow Estates when we have the appraised value of the 5-acre parcel. Drinking Water is also submitting an amendment for additional funds for the LAFCo process and the amount requested will be decided after our meeting with LAFCo today. Brent reported that the Rate Study for drinking water will be ready in about 2 months. That will allow us to begin the LAFCo process for Drinking Water.

The LAFCo process must be completed before the “218 Protest Letter” can be sent to the parcels in the Drinking Water boundary. This means that there might be 4-6 months before we can send out the 218 Protest Letter. We have decided to send the “218 Protest Letter” to all parcels in the boundary. Discussion about communicating with the parcel owners in the Drinking Water boundary to update them on our progress as it might be 6 months before the protest letter which will contain the rates. SAFER will assist in a letter or postcard. Discussion about the parcels that hook up being guaranteed water service (if our grant is approved for construction). The DFA and SAFER (Henry, Mehreen, Tara) advised that any parcels within the boundary that do NOT enter in a contract to have water service cannot be guaranteed future service. Once we call for contracts in a year or so, we will know how many actual hook ups we will have. They explained that the number of contracts we have with parcels owners will be considered 100% of the parcels we are serving. The State will allow an additional 10% capacity, but that would not allow more than a few additional parcels. Basically, we need to let parcel owners know that it would be a “now or never” situation. We have focused on the expense of hooking up after the free grant, but we need to make clear that we will probably not have the capacity to allow them to join the municipal water project in any case. A discussion was had with the State DFA and SAFER representatives about the total funding based on the cost per connection calculation. The current cost per connection amount allowed in the grant is \$80K per connection. This is for residences. The updated permissible 2024 ‘cost per connection calculation’ amount will soon be available. There might be a possibility of appealing to the State Water Board if we exceed the \$80K per connection. The issue about the mixed-use parcels (commercial establishment plus a residence on a single lot) still has not been resolved as it is a state-wide issue that impacts all Drinking Water grant projects in California. We still don’t know whether commercials with residences will be required to pay the costs of hooking up from the main line or just hooking up to a water meter that has been provided for the residence on the parcel. If the parcel is ‘commercial only’ the costs will be from the main water line in the street to the commercial building. This is because this grant is for health/safety for low-income residents. HOWEVER, any connection that is solely commercial can be LOAN eligible.

7. ADJOURNED: 11:35am