

North Davis Meadows Water Project Update  
June 2017

**Previously:**

1. A CSA Advisory Committee meeting was held on Tuesday, May 23rd. The draft minutes of meeting are available on our Yolo County Community website: [www.yolocounty.org/North-Davis-Meadows-CSA](http://www.yolocounty.org/North-Davis-Meadows-CSA) (select past meetings under the Meeting Calendar to view).
2. An updated Project Milestone schedule is also available on the website on our county website(select Water Quality & Water Project Information link).

**What's New:**

1. West Yost has provided the County with the 65% complete *Plans, Specifications &, Estimates* for our project. The current overall estimated cost is higher than what was originally projected, in May 2015, due to increased costs in the two years since the costs were estimated and due to the home- to- street connections costs estimate being determined by recent onsite visits. The good news is that we will be pursuing a 30 year loan, instead of a 20 year loan from the State. This will help to keep the annual cost more similar to what was originally projected. The projected annual cost for each property owner is being analyzed and you will be informed of this amount, when it is available.
2. The costs of the home- to- street connections and construction management contingency are ineligible for the State's low interest state loan. This amount (approximately \$550,000) will have to be funded separately. We are fortunate that the County is willing to loan this amount to us at a similar low interest rate, so we can complete our project. We will have to pay this amount back to the County within four years, instead of thirty, however, due to government code requirements related to loaning money to CSAs. Annual payments for the project will be higher, for the first four years, as a result.
3. The Prop 218 for our Planning Loan that went into effect last year, was written for 20 years. State Planning Loans have a term of five years. The County will be recalling the previous Prop 218 and doing a new Prop 218 to fund both Planning and Construction costs. In the interim, the County is loaning us money to cover planning expenses. The planning fee imposed last year will continue in 2017-18 and be used to defray the costs of the County's loan for ineligible costs, thus lowering fees in the first four years of the new Planning and Construction loan.
4. Bartle Wells Associates, a local engineering firm, has been contracted with to evaluate the amount our water fee will have to be increased, to pay for our water project. County staff has reviewed and commented on the first draft of their report and now all are awaiting the final *Plans, Specifications & Estimates*.

5. Per State loan requirements, additional environmental and cultural studies are being performed right now for our CEQA, an environmental document required for construction projects.

6. A Water Service Agreement between Yolo County and the City of Davis, for our project, has been drafted and is now being circulated for final revisions before going to each governing body for approval. The agreement must also meet State requirements, since we are applying for their low interest loan.

7. **Broadband** - The City of Davis will require a horizontal separation for broadband conduit. West Yost has estimated that the cost of adding broadband conduit to be \$587,000, given the need to have a wider trench than necessary for just a water pipe. This amount cannot be included with the water project costs in our State loan and does not include the cost of getting broadband from street to home.

A Request for Proposal (RFP) will be posted in mid-July asking broadband companies how our community can be served and the best approach to do so. It may be, that the most cost effective way to provide broadband will not involve using the trenches. Proposals will be due in mid-August.

#### **Next Steps:**

1. West Yost will have 100% of the *Plans, Specifications, Estimate* for our project completed in early September.

2. A Prop 218 election will be held in October for funding of the planned new domestic water supply system. The Prop 218 election will be for a combined Planning and Construction Loan with a term of 30 years. The previous Prop 218 election for Planning money will be recalled, as it was written for a term of 20 years. The State only allows a term of 5 years, for a Planning only loan.

3. A CSA meeting will be scheduled during the month of September, so neighbors will have a chance to receive and discuss further information and ask questions and discuss information.

Kathy Greenhalgh  
Water Subcommittee  
NDM County Service Area Advisory Committee,