

**MINUTES of the WATER COMMITTEE, REGULAR MEETING  
ANDERSON VALLEY COMMUNITY SERVICES DISTRICT  
BOONVILLE FIREHOUSE, 14281 Highway 128  
September 5, 2024 at 10:30 am**

**Attendees:** Val Hanelt (AVCSD), Kathleen McKenna (AVCSD), Caleigh Bennett (AVCSD), Andres Avila (AVCSD Executive Director/Fire Chief), Brent Beazor & David Coleman (Senior Engineers: Brelje & Race), Vanessa Soto (SAFER:CA Water Board Safe and Affordable Funding for Equity and Resilience), Henry Wijaya & Mehreen Siddiqui (CA State Water Board DFA -Dept of Financial Assistance), Deb Cahn, Jim Lutticken, Rebecca Goldie, Jody Williams, Corey Limbach, Norval Johnson

There were no water project committee meetings minutes in July or August due to lack of quorums.

**Clean Water (Sewer) report** by David Coleman: His team is updating the treatment plant design report to submit to the State with more information about size and layout of the treatment areas and how the updated plans affect cost estimates. Dave requests any new information that might affect costs resulting from the negotiations with the owners of the Valley Views property be submitted to him.

Mehreen Siddiqui requests that the appraisal for the Valley Views property be uploaded to FFAST. Val will upload the appraisal for the Drinking Water property at Meadow Estates as well.

**Drinking Water report by Brent Beazor:** The AVCSD is working with the engineers on the LAFCo application to activate both Drinking Water and Sewer powers. The engineers are preparing the mapping exhibits, the Rate Study, and the CEQA (California Environmental Quality Act) documents. We are finalizing the last four acquisitions of wells and tank site.

The Rate Study will establish how much it costs to operate our system and how to assign rates to each classification of meter sizes. We are looking at the meter sizes rather than residential vs commercial. The monthly rates are based on the

number of connections (using the survey data of 180/240 parcels) that will be sharing the costs of maintaining the system.

Brent explained that the Rate Study will be presented to the AVCSD Board of Directors, and they will select a preferred monthly rate option to recover costs. Costs are based on fixed (insurance, operator, testing, replacement costs) and variable costs (chemicals, PGE). Discussion about possibility of doing an additional rate study once the system is operational with more precise data about how many parcels are part of the system.

Mehreen explained that the DFA will compare the number of residential parcels 'served' to the price of the project (which includes all planning costs) to come up with the grant "cost per connection" amount. If the project is below the DFA's threshold of the allowable "cost per connection" then there will be no issue. If it comes in above the threshold (more expensive than the allowable amount) then the project will be subjected to further analysis as to its feasibility.

She further explained that the issue of system capacity (the size of the system paid for by the State grant) will be addressed at that point and will be jointly determined with the input of the engineers, the District Water Board, the State Water Board and the DFA (Department of Financial Assistance). There does not appear to be a clear answer to the capacity issue currently. Hanelt is concerned that we be able to communicate clearly to the parcel owners as to whether it will be possible to hook up after the grant period. We recognize that those later hook ups will not be covered by the grant and will be paid for by the parcel owner, but we want to be able to give accurate information as to whether we will have the system capacity to even allow later hook ups.

Avila asked whether the LAFCo mapping is just for water service areas (future Drinking Water or Sewer) or the entire AVCSD district. The answer is just the service areas and any future water/sewer systems in the district (for example, Philo) would have to go through the LAFCo process again.

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