

**BOARD OF DIRECTORS MEETING
MADISON COMMUNITY SERVICE DISTRICT**

SPECIAL MEETING
September 30, 2021
MINUTES

1. CALL TO ORDER

Chair Andrew Wells called the meeting to order at 6:08 pm.

2. ROLL CALL

Present:

- Directors: Frank Gonzalez, Andrew Wells and Carlos Lua.
- Not present: Steve Gomez AND Charles Stormont.
- District Counsel: Not present.
- General Manager/Board Clerk: Leo Refsland.
- Elisa Sabatini County of Yolo Manager of Natural Resources
- **Public:** None.

3. APPROVAL OF SPECIAL MEETING AGENDA

Chair Andrew Wells called for a motion to approve the agenda.

Motion by: Director Carlos Lua to approve the agenda as presented.

Second by: Director Frank Gonzalez.

Discussion: None.

Vote: **Ayes:** 3 **No:** 0 **Abstain:** 0 **Motion:** Passed

4. PUBLIC COMMENTS: None.

5. CORRESPONDENCE: None.

6. DISCUSSION ITEMS:

Paying off CDBG Loans, #3 approximately \$56,000.00 and #4 approximately \$32,000.00. Combined total of \$88,000.00

GM went over the history of the CBDG loans and the benefits of paying them off in relation to upcoming grant funding and need for matching funds. Will get payoff amounts to consider for a future agenda item taking action on paying loans off and or establishing dedicated reserve funds.

7. ACTION ITEMS:

A. Approve and accept the Coleman Water System Upgrade and replacement report as complete.

Chair Andrew Wells asked for a motion to approve and accept the Coleman report as complete.

Motion by: Director Carlos Lua to approve and accept the Coleman report as complete.

Second by: Director Frank Gonzalez.

Discussion: Discussion followed regarding the contents of the Coleman report including the limited option sites to build a water storage tank. The overall design concept and cost associated with the improvements. Also in the discussion was the impact of a severe drought on the proposed design. There was a long discussion about the limited tank siting possibilities. It was determined the most feasible option would be siting the tank at the park location next to park well #3. There might be issues with immediate neighbors but the overall benefit to the community would outweigh the issues that may arise. Also considered was the additional cost of acquiring new property and the piping and construction to site the tank at another location. There was also discussion regarding fire flow deficiency and how a large tank would improve fire flow. Setback requirements were reviewed. The old store lot, Vacant lot at Archer and Railroad and the YCH Housing soccer field site was also discussed as possible sites. In the end it was determined that the best location for a tank would be the at the park next to existing wells. Elisa Sabatini County of Yolo Manager of Natural Resources spoke about the grant funding that will be applied for utilizing the Coleman report. She also went over some of the projects and needs that are being addressed locally. The Madison CSD project is one of the most expensive projects that are currently being proposed. There is options such as getting Construction Management fees, The County may serve as applicant and serve as bank and project manager. Or Madison applies on its own and can have operating loan with the county. Or Madison can do it all on its own. There is also the possibility additional gap funding via combination of gap funding loans, ARP funds, cannabis tax and other grant possibilities. Many people may need to tap into the million dollars set aside for water and sewer. Will need to see what the overall request are and what will be awarded.

Vote: **Ayes:** 3 **No:** 0 **Abstain:** 0 **Motion:** Passed.

B. Approve resolution #20210390 authorizing the grant application, acceptance and execution for the community drinking water system replacement project. Including authorizing General Manager, or Designee to act on behalf of the district.

Chair Andrew Wells asked for a motion on this matter.

Motion by: Director Carlos Lua.

Second by: Director Frank Gonzalez.

Discussion: There was discussion about the proposed water improvement project outlined in the Coleman report including the options of who is the applicant. The CSD or the county. Elisa Sabatini presented funding possibilities, timelines and ability to not accept funds if determined to be necessary. Further discussion followed about the pros and cons of having the county be the applicant and manager of project.

Vote: Ayes: 3 No: 0 Abstain: 0 **Motion:** Passed.
Roll call vote: Wells Y Gonzalez Y Lua Y

C. FUTURE AGENDA ITEMS: CDBG loans

D. ADJOURNMENT:

Meeting adjourned at 7:32 pm by Chair Andrew Wells


NEXT MEETING DATE: Thursday, 10-21-2021 @ 6:00 pm

Chair Andrew Wells



Date: 12-16-21

Board Clerk Leo Refsland



Date: 12-16-21