

SEWER & WATER COMMITTEE MEETING
APPROVED MINUTES

March 12, 2009

DIRECTORS PRESENT: Erik Henrikson, Dan Wilkins

STAFF PRESENT: Cindy Gustafson, General Manager
Alan Harry, Administrator of Planning and Public Works
Tony Laliotis, Director of Utilities
Matt Homolka, District Engineer
Carol Hackbarth, Administrative Secretary

Rick Brown from Homewood Mountain Resort was in attendance.

The meeting was called to order at 8:00 a.m. by Director Henrikson.

1. SEWER AND GAS SERVICE SPARATAION REQUIREMENTS – PROPOSED ORDINANCE REVISION

Matt said we discussed this in the November meeting. We made some revisions to the ordinance. The idea here is to recommend that they do not put gas and sewer services in a common trench, but if at their option they wanted to, we have laid out the criteria. Dan said he was ok with it. Erik said he is fine with the way you've done it. He added maybe we want to require a sleeve on the gas line if it is in the common trench. Matt will add that to the bullet items. Erik thinks that is a little more protection for the District. Matt highlighted the first paragraph of the new text. We probably won't ask the owner to sign anything. This revision and others will come to the board in April. Cindy added that the committee will approve them all then they will go to the board.

2. WATER SERVICE ABANDONMENT REQUIREMENTS – PROPOSED PROCEDURAL REVISIONS

Matt said we discussed this also in the November meeting. Most Districts are requiring the abandonment at the main. We rewrote the procedure/checklist to abandon the water service at the main. They have an option to abandon at the curb stop with a thrust/concrete block unless they can show that the pipe and fittings are restrained. During the November meeting we discussed the customer's financial hardship and chose to eliminate the District determining that. So we left it as an option. Erik thinks that is better. If there is a slip joint and a big service he can see the need for the thrust block. If it is only a ¾" service line, cap and putting concrete on it seems like it is not necessary. He asked about digging a hole in the street finding a saddle on a transit pipe and it's been in there for forty years and we are thinking the corp stop will work. Do we have much experience with shutting those things off when they are really old? Do they break off? Tony has not seen them break off. He has only seen them stiff. Some older corp stops have a nut on the bottom you can loosen slightly to free it up a bit. When it gets to that point we are willing to work with the contractor. Matt said if it wouldn't shut off we could go out and freeze the line and install a curb stop. Erik, you can freeze the pipe? Tony, yes we can freeze the service pipe. Or if it is all expose and it just won't shut off we could leave it or do a quick shut down on the main, cut the saddle off and put a full circle clamp on it. Erik thinks

sometimes this might be a bigger hassle to us than to shutting it off at the street. Tony doesn't think this will happen much. Matt said there may be situations where we require it, for example if they are selling the land to the conservancy. Then we would work with them to get it done at the main. Dan asked how many happen a year, 5-10. Matt said yes. Temporary abandonment is more frequent. Tony said the most frequent is where the house now requires fire service. Typically we will run a new domestic service when we run the fire service. That leaves the old existing service in this situation. A lot of times customers will move the service to the middle of the lot as opposed to the more common property lines. He thinks 10 a year. Erik – ok that's fine.

3. THOMPSON (RUBICON) PROPERTY – DISCUSSION OF EASEMENT ISSUES AND POTENTIAL LIEN

Matt updated the committee on the current status. We sent them a bill and easements. They made an offer to pay a small amount of that bill and sign the easements. We rejected that offer. Since then we have had no other communication with them. Erik asked where they tie into the sewer. Matt - Down near the lake, by the manhole on the corner. Massolo is the only person currently tied in. It can serve the vacant lot owned by the Straubs. There was clarification on what they did. They build three sections and had 3 feet of cover when we inspected it. Repairs are good and televised them. Dan wanted to push on this. If our line was wholly in the original easement it would have made this more straight-forward. Since the line has been there for over 40 years effectively gives it prescriptive right to be there. Cindy said Matt and Tony met with them on-site before construction. They knew where the sewer line was before construction started. Dan doesn't question that staff handled this in the best they could. It's just the judgment call on whether we are better off with a clean easement. Recognizing to a certain extent we are rewarding bad behavior which we would rather not have. What he saw in the staff report was that getting to a clean easement may not be option at this point. Matt he put that in there as an option. Dan asked if another approach could be turning their water off which Matt concurred. Matt outlined our options. 1) Do the lien and move forward. 2) Do the lien and condemn the easement. 3) Do the lien, turn of their service and condemn the easement, or 4) Try to negotiate for more. Erik thinks if we replaced this line we want to put it in the existing easement. Matt said there is a reason the line is not in the easement – a very large boulder and topography. Dan asked if there is a legal way to put a lien on the property for payment to include a required grant of easement at time of sale. Matt has not heard of it but could check with legal. Erik would prefer to put a lien on the property and leave the easement alone. Matt said we are comfortable with the pipe not in the easement. When we see it we do not pursue it. He shared a problem story the City of Truckee had related to unclear drainage responsibility and an owner creating flooding problems. Matt explained the adjusted easement to include the new pipe does not include his house. It does include the railroad tie steps. Dan is ok with staff's recommendation. Dan would like us try to get clean easements as we come across them. There was discussion on whether we could disconnect their water service to get the easement and it was believed that we cannot. Tony said the line is a real big candidate for rehabilitation. The committee decided to lien the property and forego the easement issue at this time. The lien will come to the board in April.

4. MCKINNEY WELL NO. 1 AGREEMENT

Tony provided the history on Homewood Mountain Resorts (HMR) commercial use of TCPUD's potable water for snowmaking on their south base. They have done this for many years. The connection existed when it was owned by Quail Lake Water Company. Cindy said one of the concerns we have is that somehow this gets tied to some talk about the development of the resort. This is purely for snowmaking. Everything we are talking about here today is about snowmaking. We are not making any policy for future development.

TCPUD's McKinney Well No. 1 has continued to have elevated iron content making it non-potable water, more than 5 times the limits. He has been working on a draft agreement with HMR for the rehabilitation and use of this well for snowmaking. The committee was given a draft agreement to review. This will go to the board in April, giving the board time to adequately review. Cindy asked if there is a major issue with what we are proposing we'd like to know it now.

With the infrastructure HMR has now they can only provide snowmaking to the south base. They cannot provide water to the north side. Currently their use varies depending on the season. They also use it in the summer for dust control. They have a separate facilities and meters for potable uses. The agreement provides shared costs in the rehabilitation of the well, 50/50 through deferring their usage costs until we have paid them 50% of what it costs them to rehabilitate the well. HMR will pay the costs to get the line to their property. TCPUD will inspect all lines installed in case in the future potable water is a possibility. The non-potable water would be sold at a reduced rate with a cost of living increase. There are provisions for fire emergencies and if the iron content drops and we want to use the well for potable use.

Dan would like to make sure this is revenue neutral. The revenue reduction will be partially be offset by reduced pumping costs. They won't be drawing as much off of our potable well. Production rate on McKinney Well No. 1 is rated at 1000 gpm. We have run it at 500 gpm and HMR has run it at 800 gpm. Currently HMR is constrained on volume on the current connection. They may be using more on the new connection which will increase revenue. They will still keep their current connection and will still have the commercial base rate. Only the consumption will be reduced. Dan is supportive of the concept. He wants us to be cautious about a suggestion that we just raised rates on our residents and now we are giving HMR a rate reduction. Dan wants to make sure that when we package this that it understood that is not what is happening here. Tony thinks they can do that by showing what the impacts are on the system when they use our potable water. In staff report make a point that this is effectively a new service. Cindy added that we are working with HMR to look at other possible water sources. Erik asked about the agreement with Quail Lake Water Company and using the lake water for snowmaking. Rick said there are infrastructure issues with that.

Cindy asked if the committee has any other direction for them. Erik said it is fine with him. Dan concurred. They would like to read it more thoroughly. Dan would like to know the revenue stream for the existing service. Tony complied that last year and will add this year's revenue and get that to them in April.

5. PUBLIC FORUM

There was no public comment.

6. ADJOURNMENT

The meeting was adjourned at 8:20 a.m.

Carol Hackbarth, Administrative Secretary