

SEWER & WATER COMMITTEE MEETING
APPROVED MINUTES

April 10, 2009

DIRECTORS PRESENT: Erik Henrikson, Dan Wilkins

STAFF PRESENT: Cindy Gustafson, General Manager
Alan Harry, Director of Development & Public Information
Tony Laliotis, Director of Utilities
Matt Homolka, District Engineer
Jon LeRoy, Associate Engineer
Debi Black, Technical Services Manager
Ginger Charlton, District Clerk

Public Attendance: Ryan Haney, Chad Haney - St Francis & Northshore, Norman Kibbe-St Francis; Mitch Packard – Tahoe Marina Lodge; Bill Bauder – Rocky Ridge; Richard Mallett – Villas, Star Harbor, Tahoe Tavern, Tavern Shores, Chambers Landing.

The meeting was called to order at 8:02 a.m. by Director Henrikson.

1. CONDOMINIUM WATER METER INSTALLATION PROJECT

Cindy informed the public that we want their ideas so to speak up as the meeting progresses. Matt discussed general billing concepts and various metering scenarios while explaining his memo dated 4/8/09 – Condominium Water Meters. Currently the condominium association pays commercial rates on the common area usage. That would roll into the residential billing divided between the numbers of units in the complex.

Erik asked for introductions of all attendees as there are new faces. Richard Mallett asked for timing on board approval of condo metering and whether it will be just a blanket decision for all condos. Cindy explained we are trying to be fair and equitable with all condos and residential customers. Mitch Packard asked about the possibility of only one bill to HOA which he prefers. Matt explained the legal issues may prevent this. Cindy said that may also put the HOA in a legal situation. Tony mentioned that if we billed the HOA for water the sewer would also have to be included to eliminate the cost of billing the individual owners. Norman Kibbe asked if the base rate amount is adjusted for summer and winter since the usage varies. No. It's the same rate structure for all residential customers. Mr. Kibbe also asked about billing every other month. Cindy said we felt customers wanted immediate feedback on their usage and any potential leaks.

Tony explained the Proposed Leak Analysis Procedure for Condo Master Meters outlined in his memo of 4/8/09 of the same name. He explained how the Profiler works, captures water and identifies potential leaks. With the agreed percentage of responsibility, 50/50, 60/40, whatever, that amount would be deducted from the meter total and bill from that amount. Erik asked how much the leak equipment costs. We could use it in our own infrastructure. The listening devices are not that expensive. It is the computer correlators that are expensive. They cost \$7,500 to \$10,000. Erik thinks it might be worth it for our distribution system. Tony said if conditions are right we could get pretty close to the leak. Our issue is staff time. Dan said we could maybe talk about this in a future sewer and water meeting. Bill Bauder asked about fire usage – flushing

hydrants. Tony said we would coordinate with the fire district to determine how much was used & adjust the bill. Matt clarified this leak adjustment only applies to those situations where we are metering upstream of the Ownership Point (OP). There are places where we can meter at OP.

Matt discussed the Condo Installation Project chart and any need for an Agreement with the HOA. Commercial entities downstream of any master meter will be separately billed/subtracted out of the master meter consumption. Dan asked if the common area have PUEs. Yes. Matt said in all of these we do not need an agreement for the installation. We have land rights. Dan clarified that we will coordinate with the property managers regarding access to install meters, timing and will restore sites to its original condition. Matt will meet with associations as soon as possible focusing on the ones that are more ready for installation.

Erik said some of the infrastructures in the condos are pretty shabby. We are going to have to go in and fix them. Matt explained a lot of our pipes are like that in the District. Cindy said this is why we are going through the rate increases. The leak analysis will allow us to prioritize repair and/or replacements. Cindy said we hope to attend as many as possible HOA meetings throughout the summer to inform owners/HOA board directors. St Francis doesn't meet until the end of October so we'll have to do the notification via correspondence. Richard Mallet prefers billing individual owners. Cindy discussed the second homeowner complaint that we receive and which they will receive. We believe the interior usage in the condos will be way below the 8000/gallon a month. The benefit for the common area is that everyone will be billed for it and it will be at the residential rate. There was discussion on the average residential usage. Individual metering and billing would probably be costly to the HOA with redirecting existing plumbing etc.

Rocky Ridge has a separate beach area which we would consider part of their common area. Chambers Landing has a restaurant which is obviously commercial use. Almost all have some sort of office which we would consider part of the common area. Would Tahoe Tavern rental office part of common area? In most cases we will be rolling the usages for office – non commercial areas – into the residential billing.

Cindy said Alan Harry will be contacting the HOAs to set up meetings and get the agreements. Matt discussed the scheduled start dates on the Project spreadsheet. Most are as soon as possible. The start and end time are for the whole process not the actual installation time. When we sit down with you we will work out the actual start and completion dates depending on timeframes. When installing a master meter there may be outages for several hours 4-6 hours, two or three times during installation. We will attempt to give temporary service to alleviate this. We will notify the complex 24-48 hours notice prior. Block metering will experience a 4-6 water outage as well.

2. WATER CONSERVATION ORDINANCE AND MEASURES

Tony reviewed his memo dated 4/8/09, Water Conservation Ordinance and Measures. We looked at our old Ordinance. We may revise it or replace it totally. He discussed the basic contents you find in most water conservation ordinances. We want to have a plan set up in case there are situations that force us to implement things quickly so we can keep the water supply to customers. It sets the guidelines for both the district and customers if needed. We want to have rebates in the ordinance as well. Erik asked for comments. Bill Bauder said irrigation is the biggest water usage. The more top soil you have the less water you will use. Rocky Ridge may be taking their lawn out, putting top soil in, and replanting. Dan Wilkins asked for people who want to keep on top of this ordinance, what's the best way they can do that? Tony said we would do public outreach with the annual Consumer Confidence Report as well as our web site. Erik asked if we should target landscape contractors. Cindy said that is our intent to meet with the local landscaper and get their input. We may be putting a model garden in our front area here.

3. PUBLIC FORUM

Someone asked about the outcome of the Lake Forest Water company meeting last week. Alan said he would talk to them personally after the meeting.

5. ADJOURNMENT

The meeting was adjourned at 9:20 a.m.

Prepared by Carol Hackbarth

Carol Hackbarth, Administrative Secretary