

Yosemite West District Advisory Committee

Minutes of March 2, 2012

Members Present:

Debra Kroon
John Mock
Jerry Jackman
Don Pitts
Richard Long
Jeff Hornacek

Members Absent:

Staff and Guests:

Supervisor Lee Stetson
Peter Rei, Public Works
Bill McKenzie, Public Works
Pam Brochini, Public Works
Darleen Peterson; Public Works
Robert Kroon
Kim O'Neil
Matthew Hornacek
Erin Hornacek
Linda Judd
Bob Judd
Neil Misner

1. Call to order

Meeting was called to order by Jeff Hornacek (Chair) at 1:05 p.m.

John Mock- Point of Order- per Board of Supervisors resolution, the correct title for this committee is "Yosemite West District Advisory Committee." John presented some background on the establishment of the committee.

2. Approve minutes from previous meeting

No minutes. Discussion regarding the problem in transcribing previous minutes

3. Budget/financial report

Pete presented and explained a hand-out regarding the budget. Revenue is coming in at 59.39% as expected. Expenses are at 56.19% as expected.

John Mock – cost for maintenance (roads, water and sewer) have been steadily increasing due to the aging infrastructure; therefore, it is important that the committee be provided the financial report. Due to the re-organization of the Public Works Department, past reports will be accessible if requested.

Pete introduced Bill McKenzie and his role with Yosemite West.

Debra asked about the cost for maintenance of equipment and if any additional costs were anticipated in the near future. Pam Brochini responded stating that although no additional costs were anticipated there was a possibility that the snowcat would need repair soon. Pete stated that there was a large unanticipated expense for the snowcat. Pam explained that funds had been shifted to cover the cost of repairs. The allowance for maintenance of equipment has increased from \$25,000 to \$66,000. The snowblower, snowcat and the trucks used in YW are dedicated to the District and are not included as part of the County motor pool. Currently, no funds are available for replacement of equipment.

John Mock asked for clarification regarding the budgeted expenditure for the sewer estimated at \$85,500 and anticipated revenue is estimated to be \$62,000. Pete explained that he is unsure of what has been done in the past. He stated that possibly there was a surplus of funds at the end of the year that appears as a fund balance.

John stated that at the last meeting it was noted that the sewer system has been showing as a loss for the past eight years. Requested that the County Administrative Officer prepare a revised rate schedule that would address the issue. Pete explained that this will be addressed in the near future now that the number of Public Works staff has increased.

Jeff Hornacek asked about a timeframe for replacement of equipment. Pam responded that possible lease of equipment as a way to replace rather than purchase. There is a need for long-range planning.

Pete stated that the first step would be to study the water, sewer, roads and replacement vehicles to get comfortable and get some answers regarding costs. Then based on the information, the County would present its findings to the committee for discussion. Possible assessment increases to cover costs. Public Works staff will meet to discuss if this issue can be done in-house with possible outside assistance. All costs relative to this project will be taken into consideration (done by staff) and it will be determined if the District will be able to cover these costs. Consultants are very costly.

Bill stated that he could obtain information regarding growth estimates rather quickly; however they would need to be refined as staff becomes more familiar with the details. The County will prepare a preliminary report then return to the committee for comment.

4. Follow-up on items discussed at the last meeting (October)

Pete opened discussion regarding the estimates that were presented in the past (\$1 million). A way to address the issue would be either an assessment or a bond as a financing mechanism. The concern is that the pipes that are in the ground for both water and sewer are **tranzite** (typically used in the 60's and 70's), an asbestos concrete pipe that is brittle and has long surpassed its life expectancy. Replacing pipes would be a factor that should be done prior to addressing the road issues. When replacing the pipes consideration should be given for potential changes not only to the treatment plant but also to the conveyance systems for both water and sewer. Recent event with the water system when a valve that was supposed to be rated to 400 psi self-destructed at 320 psi causing flooding in the control units then it froze destroying the motors. Currently repaired.

Bill stated that there was an issue in the water treatment plant-the existing submersible pump is putting out more volume than it was designed for has flooded a new piece of equipment. Repairs are underway. Discussion ensued. The pump is not cycling as it should (110 gals per minute). Bill stated it was pumping at 123 gals per minute. Control issues exist. Currently installing a clarifier-has a couple of return pumps that are working at capacity causing the clarifier to overflow and flood. One thought on short-term fix - sink a valve in the line and close it partially. Bill stated that the extra pump needs to be modified to reduce output. That would balance the system and it will perform as it's supposed to. Bill to investigate a long-term repair. Provost and Pritchard were retained to assess the sewage treatment plant and no major problems were found. There are a lot of issues that need to be addressed to make the system operational and function as well as it is intended to. Pete would like to have a retainer contract with a firm that becomes in essence the district engineer and understands, on an ongoing basis, the challenge of the district. No technical suggestions in the first report.

Jeff asked for clarification about the failure of the valve that caused the damage. Possibility to pursue a claim against the contractor/installer? May not be possible due to the timeframe. Pam explained that one pump was always operational during this time. Jeff asked about the possibility of a dome/cover for the clarifier. The report addressed the issues that needed attention. Bill responded that a dome or supported structure is an alternative; however, it becomes a continuous maintenance issue in snow country. A power failure and a snow storm could result in losing the building and everything in it. There is a lack of understanding the design of the structure that needs to be addressed. Possible modifications to the physical design would make the system work more efficiently. Jeff asked if there was a possibility of getting reimbursed the \$381,000 bond surplus used for the project to apply toward the current project. Pete unfamiliar with the issue and will pursue.

John asked if there was a policy to conduct external audits on the District. Pete unaware. Bill stated that if the group wanted to request and fund the audit, it would be done. Pete stated that it is his intent to improve the way the District is operated.

5. Update on current issues

Water system. Currently on hold pending the status of the pump and overflow has slowed the project. The chlorinator is on stand-by until the delivery is adjusted. The plan is to put a valve in the delivery line, throttle it back then start on the real solution to getting the flow in balance. Bill explained the procedure.

Update on sewer system. Pete explained that all is currently under control; problems have been resolved. Maintenance on the system will be put on line in the spring. Decide if the system should be replaced or work with what is in place now. The Plant Operator is trying to maintain other facilities as well as Yosemite West. Attempting to add staff to assist (create new division under Public Works).

Richard Long asked if the District would have access to the water system that is owned and operated by the Park Service in emergency situation. John stated that an agreement is in place allowing the District's use in emergency situations only. Pete stated that the sewer plant, although partially frozen remains to function adequately. Simple modifications may take care of the some of the winter operations.

Debra asked about the leach line switch-Will follow-up with Darryl Nielson (Plant Operator).

The fire hydrant on Yosemite Parkway has been repaired-Pam will follow-up.

6. Burn Pile Issues

Pete has spoken with Doctor Dickerson regarding the location. Concern regarding the burning of the debris. No field surveying has been done. Community would like to have a burn pile in Yosemite West-location to be determined. Would like to continue using the current site. Discuss options with Park Service. Staging area still needed. Possibly work with the institute coming in. Pete suggested that the committee work directly with the doctors to resolve the issue. County Fire will not allow this type of burn in the near future-need to look long-term.

Suggestion made to move the site to the edge of the existing sewer parcel seems to be plenty of space at the west end (County road). Needs to have controlled access, scheduled dates open for use. Several approvals will need to be obtained to construct a new site. Long process. Suggested hiring a firm to survey site. Suggested taking debris to Fish Camp Transfer Station. Pete will follow-up.

Public Works to compose a letter notifying the homeowners of the situation regarding the burn pile. Kimberly O'Neal volunteered to distribute.

7. Discussion of issues for next meeting

1. Better analysis and projections for the budget with a focus on new and improved revenue streams

Jeff has spoken to residents regarding floating a water or road bond. Universal opposition to any new bond. John provided input. Have directors and staff provide adequate/good solid information and estimates for discussion within the community in an effort to gain support to move forward with bond. County would not consider moving ahead with a ballot measure unless the community could produce a petition.

Jeff suggested pursue a rate increase rather than pursue a bond. John stated that a sewer rate increase has been discussed. It is his understanding that sewer and water rates can be increased but road fees can't. Not much property tax revenue applied to roads. No revenue from gas taxes goes toward roads (not in the County's maintained system).

Bill stated that a rate increase will provide funds over a period of time. A bond will provide an influx of funds at one time.

Next meeting focus on budget. Suggested meeting on a regular basis would be useful. Set next meeting for August 30, 2012 at 1:00 p.m. Bill will investigate whether or not the two water tanks are linked to each other. One tank used for fire the other is potable and for residential use.

8. Set next meeting date and time

August 30, 2012 at 1:00, Pitts' residence.

9. Break

10. Discussion of Fire Road Snow Plowing Issue

Pete explained that he has reviewed several documents relative to the creation of the subdivision. Has made a site visit.

There are documents stating that the roads are useable. In the past, the roads were used as uphill escape routes, which was the intent. Some roads were designated one-way (Black Oak Lane). The roads that were escape roads became fire roads and were designated down-hill; therefore, creating a two-lane road (going up and going down). Roads should be designated either up or down-hill. The original intent, when the subdivision was created, traffic was up-hill.

John Mock stated there is an increase of usage on the fire road (Buckbrush Road). Plowing of the fire road is a concern. The fire roads should be treated differently than

the rest of the roads in the subdivision. Limit the use of the road by UPS, FedEx and contractors. Through traffic is the main concern. Gates were an issue; have been removed from both locations. Road should be maintained for emergency use. Reduce/eliminate commercial use. Signage was discussed. Regulating use of the road an issue. **Send letter to the commercial vendors asking that the road not be used.** Limit use-not a through road.

Jeff stated that the issue can be resolved by communicating with property owners rather than posting signs and locking gates that take time and money which the district does not have.

Discussion regarding the roads that are not included in the-maintained road list.

Debra stated that the roads should be one-way. The escape roads should be one-way going up-hill. "Do not Enter" signs would be an option.

Bert Kroon suggested that a letter be sent to the property owners asking that they limit the use of the fire roads.

Most committee members are in favor of removing the gates on the fire roads. Pete suggested letters should be sent to any/all commercial users stating the fire roads should not be used and post a sign stating "No Commercial Traffic"; post "One Way" signs at the bottom of the roads and "Do not Enter" signs at the top of the roads.

Jeff suggested that the committee make a recommendation that the gates be pulled and ensure that "No Through Traffic" signs be posted at both top and bottom of the roads.

John suggested that user's leave the gate as it was found. If open, leave it open; if closed, close it.

Debra concerned with the cost to maintain the gate and suggested posting "Emergency Escape Road" at the bottom of road with a "One Way" sign and post "Do not Enter" at the top. At the other location, remove the gate at the top of the road so that people don't park in front of it giving access.

Motion: Public Works Director to post appropriate signing on each end of both fire roads and that they be designated for use one-way up as escape routes.

(M) Debra Kroon

(S) Don Pitts

**Yeas: Debra Kroon
Richard Long
Jeff Hornacek
Don Pitts**

**Opposed: John Mock
Absent: Jerry Jackman**

Discussion regarding the gates ensued.

Motion: Remove the gates on the escape routes

(M) Debra Kroon

(S) Richard Long

**Yeas: Richard Long
Debra Kroon
Don Pitts
Jeff Hornacek**

**Opposed: John Mock
Absent: Jerry Jackman**

Motion: Public Works to send letters to commercial vendors

(M) Jeff Hornacek

(S)

Further discussion ensued.

Debra suggested that the gates be relocated to the facilities division.

Discussion ensued regarding fire roads. The County will plow the escape routes when possible during light snow fall only.

Jeff will continue to maintain the escape route as done in the past.

Motion died lack of a second

Jeff and John to notify vendors requesting non or limited use of escape routes.

11. Field Visit to Fire Roads

Site visit prior to meeting

12. Adjourn Meeting

Meeting adjourned at 3:50